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HOUSING ASSISTANCE PLAN

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HOUSING ASSISTANCE PLAN

CITY OF BERKELEY  
MAY, 1975



# TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
LIST OF TABLES	i
LIST OF MAPS	iii
INTRODUCTION	iv
SUMMARY	vi
 I. POPULATION	
Gneral Characteristics	
Income	
Owner-Occupant Households	
Renter-Occupant Households	
Black Households	
 II. HOUSING NEEDS OF LOWER - INCOME HOUSEHOLDS	
Existing Housing Assistance Needs	II-1
Displaced Households	II-3
Additional Households Expected to Reside in Locality	II-3
Conclusion	II-4
 III. SURVEY OF HOUSING	
Introduction	III-1
Overview	III-2
Distribution of Housing Throughout the City	III-4
Assisted Housing	III-6
Changes since 1970	III-7
 IV. CONDITION OF HOUSING	
Introduction	IV-1
Methodology	IV-1
Findings	IV-3

PAGE

V. ANNUAL GOALS

The Housing Strategy	V -1
First Year Goals	V -2
Approach	V -2
Program Goals	V -3

VI. SITE LOCATION PLAN

Potential Sites	VI-1
Sites by Program Category	VI-2
Section #8 Leased Housing	VI-2
Community Development Rehab Activities	VI-3
Local Pilot Rehab Programs	VI-4
Summary	VI-4

VII. HOUSING ASSISTANCE PLAN ADMINISTRATION

VII-1

APPENDIX A: Tables	A-1 thru A-36
APPENDIX B: Maps	B-1 thru B-13



# LIST OF TABLES

<u>TABLE</u>	<u>CHAPTER I</u>	<u>PAGE</u>
1.	Distribution of Black Population By Census Tract.	A-1
2.	Distribution of Population by Age & Sex for 1970 and 1960.	A-2
2a.	Distribution of Population by Age for 1970 and 1960.	A-3
3.	Income in 1969 of Families and Unrelated Individuals.	A-4
4.	Description of Sources of Income in 1969.	A-5
5.	Distribution of Units by Number of Persons in Units and by Number of Rooms in Units.	A-6
6.	Estimated Value of Owner Occupied Units by Income.	A-7
7.	Distribution of Units by Number of Persons in Unit and By Number of Rooms in Units.	A-8
8.	Renter Households by Household Size and Number of Bedrooms in Unit.	A-9
9.	Gross Rent as Percentage of Income.	A-10
10.	Selected Housing Statistics By Gross Rent and By Income .	A-11
11.	Distribution of Units with Black Head of Household by Year and Structure Built .	A-12

## CHAPTER II

1.	Total Low Income Households .	A-13
2.	Lower Income Households Currently Receiving Housing Assistance (since 1970).	A-14
3.	Total Lower Income Households Not paying Excessive Shelter Costs.	A-15
4.	Lower Income Households Needing Housing Assistance.	A-16
5.	Total Lower Income Households Displaced or to Be Displaced (since 1970).	A-17
6.	Housing Assistance Needs of Lower Income Households.	A-18

## CHAPTER III

1.	Comparison 1960-79 - Berkeley and the San Francisco Oakland SMSA.	A-19
2.	Renter Occupied Housing.	A-20
3.	Age of Housing and Median Value and Rent.	A-21
4.	Owner Occupied Housing.	A-22
5.	1970 Census - Vacancy Analysis.	A-23
6.	% Distribution of Units by Structure Type within Census Tracts.	A-24
7.	1970 Census Distribution of Units by Size.	A-25
8.	Cost of Housing - Median Rent and Median Value by Census Tract.	A-26
9.	Assisted Housing.	A-27
10.	Housing Units Gained and Lost By Structure Type - 1970-74.	A-28
11.	1970 Census Owner Occupied Housing Units.	A-29
12.	1970 Census Renter Occupied Housing Units.	A-30

<u>TABLE</u>		<u>PAGE</u>
	CHAPTER IV	
1. Inventory of Units.		A-31
2. Percent Distribution of Structures by Age.		A-32
3. Distribution of Units by Condition.		A-33
4. Total-Substandard Units Suitable for Rehabilitation.		A-34
5. Substandard Units.		A-35
6. Lacking Some Plumbing Facilities.		A-36
7. Units Not Suitable for Rehabilitation.		A-37

#### CHAPTER V

1. Annual Goal - Housing Assistance Plan	A-38
--	------

#### CHAPTER VI

1. Proposed General Location for Assisted Housing for Lower Income Persons	A-39
--	------

## LIST OF MAPS

### PAGE

#### CHAPTER III

1.	% of All Units in 1 Unit Structures	B- 1
2.	% of All Units in 2-4 Units Structures	B- 2
3.	% of All Units in 5 or More Unit Structures	B- 3
4.	Median Number of Rooms	B- 4
5.	Median Value of Owner-Occupied Housing	B- 5
6.	Median Rent	B- 6
7.	Location of Assisted Housing	B- 7
8.	Units Gained or Lost 1970-1974	B- 8

#### CHAPTER IV

1.	Berkeley Census Tracts	B- 9
----	------------------------	------

#### CHAPTER V - None

#### CHAPTER VI

1.	Assisted Units - Existing Housing	B-10
2.	Assisted Units - Rehabilitated Housing	B-11
3.	Assisted Units - New Construction	B-12
4.	Minority Population Concentration	B-13





## INTRODUCTION

The Housing and Community Development Act of 1974 requires each entitlement City to prepare an application to show how Community Development Block Grant Funds will be utilized programmatically. The application must include a Three Year Community Development Summary Plan, a One Year Community Development Program, a Housing Assistance Plan, a Community Development Program Budget, and six certifications.

The following report is the Housing Assistance Plan for Berkeley. The legislation mandates that a locality's Housing Assistance Plan include an analysis of household housing assistance needs, an analysis of the condition of the housing stock, realistic estimate of annual goals in terms of persons or units that the locality intends to assist, a site location plan which indicates where the assisted units will be located, and a map showing the existing concentration of minorities. This report fulfills these requirements.

Although units to be assisted under Title I of the Act and through sources other than community development, must be indicated, the Housing Assistance Plan is concerned primarily with units to be assisted under Title II Section 8 of the Act. Section 8 replaces the Section 23 Leased Housing program. It provides rent subsidy for existing units (requiring minimal, or no rehab), substantially rehabilitated units, and newly constructed units.

The Local Housing Authority plays a direct role only with respect to existing units. Assistance (rent subsidy) for substantially rehabilitated and newly constructed units is obtained through a two party contractual agreement between HUD and the landlord and/or developer. However, the locality must indicate in its Plan the number of existing, substantially rehabed, and newly constructed units that it feels can be and/or should be assisted during the program year.

One purpose of the Housing Assistance Plan is to give localities control and veto over residential development within its jurisdiction - at least with respect to federally assisted units. When a developer applies to HUD for assistance under Section 8, HUD officials must evaluate the proposal in light of the annual goals set forth in the locality's plan and must forward the application to the locality for evaluation and approval or disapproval. If the locality disapproves the proposal HUD can only override the decision if it (HUD) finds the locality's plan to be inconsistent.

This report, Berkeley's Housing Assistance Plan, consists of seven components:

- |             |  |
|-------------|--|
| Summary     | - A highlight of the salient points in the total report; |
| Chapter I   | - Population   |
| Chapter II  | - Housing Needs of Lower Income Households               |
| Chapter III | - Survey of Housing                                      |
| Chapter IV  | - Condition of Housing                                   |
| Chapter V   | - Annual Goals   |
| Chapter VI  | - Site Location Plan                                     |

In compiling data for inclusion in the report, existing data sources were relied upon heavily. These were the 1970 Census of Population and Housing and the Housing Condition Survey Conducted by the Inspection Services and Planning Departments in 1973.

## SUMMARY

### CHAPTER I

1. Berkeley is not a "growing" City. It had its biggest population increase from 1940-1950 of 33.0%, experienced a slight decrease of -2.2% during the 1950-1960 period, and a small increase of 4.9% during the 1960-1970 period.
2. During the overall thrity year period, the Black population grew from 3,395 in 1940 to 27,421 in 1970. During this same period, the population of other ethnic groups in the City grew from 1,885 to 10,254.
3. The young adult population, ages 20 to 34, increased by 15,823 between 1960 and 1970. The housing needs and demands of this population group have had considerable impact on Berkeley's rental housing stock and on the housing needs of other population groups.
4. In 1970 twenty percent (20%) of Berkeley's families had annual incomes of less than \$5,000. The median income for families was \$9,987 and for unrelated individuals it was \$2,427.
5. Between 1960 and 1970 the number of owner occupant households decreased by 1,554. Eighty-five percent (85%) of owner households are one to four person households.
6. Berkeley has almost twice as many renter occupant households as owner households. The median number of persons per unit for renter households is 1.8.
7. Black households occupy 10,038 units or 21.2% of the units in Berkeley's housing stock inventory. They are for the most part renters - 63.1% live in rental units.
8. The median income of Black renter households was \$5,400 and for owner households \$9,200 in 1970.

### CHAPTER II

1. The HCDA defines lower-income households as those having an annual income of 80% of the median income for the SMSA as determined by the Secretary of HUD.
2. The Secretary established the median income for the San Francisco - Oakland SMSA at \$15,500.
3. According to the HCDA definition of lower-income households, those households with an annual income of \$12,400 or less are lower income households.
4. There are 30,617 households in Berkeley with an annual income of \$12,400 or less. However, not all of these households need housing assistance.

5. Currently, there are 1,359 low-income households receiving housing assistance through the Section 23 Leased Housing Program, and Sections 236 and 221 (d)3 Programs.
6. 5,405 households or twenty percent (20%) of lower income households are not paying an excessive amount of their income for shelter costs.
7. 221 Households were, or will be, displaced as a result of public actions. The majority of these are Black households.
8. 23,623 lower-income households are in need of housing assistance. This represents seventy-seven percent (77%) of all lower-income households and fifty-two (52%) of all households in the City.

### CHAPTER III

1. Between 1960 and 1970 the median value of owner occupied housing increased from \$16,300 to \$26,500; the median rent was from \$78 to \$137.
2. During the same period the median number of rooms declined from 4.7 to 4.1 and the average household size from 2.9 to 2.4.
3. The vacancy rate in 1970 was a low 3.6% and has declined to approximately 1.4%.
4. 1100 units of leased housing are the major assisted housing in Berkeley; the units are concentrated in South and West Berkeley, however,
5. To date 232 University Apartments, 330 elderly units and 84 family units have received low interest loans; 590 units have been assisted through rehabilitation programs.
6. Since 1970 major losses of housing have occurred with the removal of the old Savo Island wartime housing, demolition for the West Berkeley Industrial Park and removal for expansion of Alta Bates Hospital.

### CHAPTER IV

1. Almost half Berkeley's housing units are single family homes; less than 20% were built after 1940; half are in need of rehabilitation.
2. The largest number of single family and small apartment buildings needing rehabilitation are in South and West Berkeley.
3. The largest number of units lacking some plumbing facilities are in Central Berkeley.
4. The largest number of units in large buildings needing rehabilitation are in Central Berkeley.

### CHAPTER V

1. It is planned to add 200 existing units to the leased housing supply.
2. Rehabilitation programs will improve a total of 610 units; of these 90 will be homes with large households with children.



3. Through the rental inspection program, 50 units will receive rental subsidies directly through contracts between the owners and HUD.
4. Of the rehabilitated units assisted, approximately one-third will receive high risk loans through the municipal loan fund and two-thirds will receive technical assistance in identifying deficiencies, arranging to have the work done, obtaining financing and monitoring completion of the rehabilitation.

## CHAPTER VI

1. For expansion of the leased housing program, most units are planned in North and Southeast Berkeley where leased units exist.
2. The rental inspection program and related Section 8 leased housing will focus on multi-unit dwellings throughout Berkeley.
3. Assistance to lower income senior and disabled households will be in the South Berkeley area.
4. Emergency repairs will be focussed in areas of greater physical deterioration.



## CHAPTER I

### POPULATION

#### General Characteristics

---

Berkeley is a social entity of myriad institutions, 116,716 people, and lifestyles and ideologies that span the broadest conceivable spectrum. The interaction of its social, physical, and economic forces generate and define its assets and its problems. And like most urban cities in the world, one of its major problems is ensuring an adequate, standard housing supply for its residents at a cost they can afford. Berkeley is not a "growing" city. Its growth both in terms of population and physical development has pretty much leveled off. There aren't vast amounts of vacant land assembled in large parcels, begging to be developed, and the City's population has not increased substantially over the past twenty years. Population changes have been primarily in terms of composition rather than size.

The City had its biggest population increase from 1940-1950 33.0%, experienced a slight decrease -2.2%, during the 1950-1960 period, and a small increase of 4.9% during 1960-1970. During the overall thirty year time period, the Black population grew from 3,395 in 1940 to 27,421 in 1970. The White population increased substantially between 1940 and 1950, but between 1950 and 1970 it decreased at an average of one thousand persons per year. The population of other ethnic groups in the City as a whole grew from 1,885 in 1940 to 10,254 in 1970.

As indicated in Table 1, Blacks live in all areas of the City; however, of the thirty census tracts within the City, there are only thirteen census tracts

in which there is a Black population of four hundred or more, and only six tracts in which Blacks are in the majority. Although the number of Third World peoples living in Berkeley has increased substantially over the past thirty years, collectively, as well as individually, they are still in the minority.

In addition to major changes in the racial composition of Berkeley's population there have also been significant changes in the age distribution of the population.

Comparison of the age distribution of Berkeley's population in 1960 with that of 1970 indicates a sizable growth in the young adult, ages 20 to 34, population groups and a decrease in all other age groups. The young adult population increased by 15,823 in 1970. In 1960 this group made up 25.9 percent of the population; by 1970 the proportion had increased to 38.4 percent. The housing needs and demand of this population group have had considerable impact on Berkeley's rental housing stock and on the housing needs of other population groups.

#### Income

Income is probably the most important factor determining "ability to pay". A discussion of income sources and levels is therefore in order.

A distribution of annual income of families is provided in Table 3.

This type of breakdown is not available for unrelated individuals. More than 20 percent of Berkeley's families have annual incomes of less than \$5,000 and 27.9 percent of the families are in the annual income groupings of \$15,000 or more. The median annual income for all families is \$9,987; for unrelated individuals, the median income is \$2,427.



For the vast majority of Berkeley's families, salaries are the main source of income. There are 20,646 families in this category and their median annual income is \$10,462. There is significant overlapping indicating that many families have more than one source of income. 4,494 families receive social security benefits, but it is not known for how many families social security is the sole source of income. There are approximately 1,240 persons, 65 years and older who have social security income and it can be reasonably assumed that for many of this group social security is the sole source of income. 2,257 families receive public assistance and again it is not known for how many families this represents supplementary income and for how many it is the sole source.

The income of owners and renters will be discussed in the sections devoted to these types of households.

#### Owner Households

Traditionally, the owner occupancy rate, the proportion of the housing stock occupied by owners, has been looked at as a major indicator of the economic and social stability of a community. While the owner occupancy rate is no longer looked to as a stability indicator, trends in owner occupancy are signals of the condition or status of factors which influence the character of the housing stock. A discussion of these factors are included in the chapter which speaks to the condition of the housing stock. The following is a description of the characteristics of owner households.

The number of owner households increased during the 1940-1950 and 1950-1960 periods by 34.1%, respectively, and decreased during the 1960-1970 by 8.9%. This decrease during the 1960-1970 period represents a loss of some

1,554 owner households. Although there was a slight increase in the absolute numbers of owner households from 1950 to 1960, there was a decline in the owner occupancy rate from 46.4% in 1950 to 42.1% in 1960, and a greater decline in 1970 to 33.6%. The median number of persons per unit for all occupied units is 2.0 citywide and 2.4 for owner occupied units. A distribution of owner households is provided in Table 5 according to the number of persons per household and the number of rooms per unit. Two-person households occupy the largest proportion of total owner units and the largest proportion of five and six room units. Additionally, 85.5% of owner households are one to four person households living in relatively uncrowded conditions. A generally accepted rule of thumb is that a family can afford to purchase a home equal to twice its annual income. The median income of owner households is \$11,700, and the median value of owner occupied units is \$26,600. This median value is the second highest in the county. As relected in Table 6 , the majority of owner households with annual incomes less than \$10,000 occupy homes which are valued at substantially more than twice the annual household income. Moreover, a sizable number of households with an annual income of less than \$3,000 occupy units valued at \$20,000 and more.

There are several reasons which could account for these obviously skewed data. First, the estimation of property value is subjective, and estimating family income is opposed to household income could have been confusing for respondents to the census questionnaire.

Secondly, it is quite likely that many of the low income households with fixed incomes, occupying unmortgaged homes. Having a mortgage free house would eliminate over half the shelter costs and would not affect property value appreciation. Table 6 also indicates a definite correlation be-

tween income and value -- as the income increases the estimated value of the home increases. Additionally, there is a correlation between income and homeownership; 59 percent of owner households reported an annual income of \$10,000 or more.

### Renter Households

Berkeley has almost twice as many renter households (29,732) as owner households (15,932). The trend in renter occupancy is not a new phenomenon for Berkeley. Although the largest increase (7,523) households in renter households occurred during the 1960-1970 period, the City experienced substantial increases during the 1940-1950 period, 25.6%, and during the 1950-1960 period, 16.1%. The renter occupancy rate went from 53.4 percent in 1960 to 62.8 percent in 1970.

Map 1 presents a distribution of renter households according to the renter occupancy rate for each census tract. In eighteen census tracts renters occupy more than sixty percent of the units; the rate increases to as much as 91.6% in tracts around the University.

The median persons per unit for renter households is 1.8. This is smaller than the median for the SMSA and the County, and is comparable to Oakland's median. 21,994 of the renter households are one and two person households. These small households occupy 40 percent of the large units. Renter households of five persons or more occupy only 12.7 of the large five rooms or more, units, and 552 households of five persons or more inhabit units containing four rooms. These five hundred families are living in obviously overcrowded conditions. However, they represent only 1.9 percent of all renter households. Another measure of overcrowding is the number of persons per bedroom. The

generally accepted standard is two persons per bedroom. Table 8 distributes renter households according to household size and number of bedrooms in the unit. According to the Table 563 renter households are occupying units with inadequate sleeping facilities. These are undoubtedly the same 552 households discussed above.

These figures would indicate that Berkeley is not a City of extreme overcrowding. Although there are cases of large households living in obviously overcrowded conditions, the present housing stock could probably meet the needs of these large households if a redistribution of units were possible. Of course this hypothesis doesn't take into consideration the number of substandard units in need of replacement or the vacancy margin needed to accommodate the normal moves within the rental market.

Twenty-five percent of annual income has become the measure for determining excessive rental shelter costs. Anything above twenty-five percent is considered excessive and any percent below that standard is deemed to be affordable.

Fifty-two (52) percent of renter households have estimated annual incomes of less than \$5,000 per year. Within this group, 75% of the households pay 35% or more of their annual income for rent. Table 9 distributes renter households according to income of the household and the gross rent paid. It disaggregates the "less than \$5,000" income group of 15,400 in Table 10 showing that 6,925 of the units are occupied by households with annual incomes of less than \$2,000. Even more staggering is that some households in this group are paying more than 60% of their income for rent. It must be noted, however, that these data are skewed by the inclusion of a large segment of the student population. Many of these students receive parental



support and or have savings to supplement their income. However, there are 4,494 families with Social Security as a source of income. The mean annual income of this group is \$1,1723 whice indicates that a substantial number of this group is included in the "less than \$2,000" subgroup.

Further examination of Table 10 reveals that 33.6% of renter households have annual incomes ranging from \$5,000 to \$9,999 with a 23.5 median percent of income allocated to rent Using the midpoint of this income range, \$7,500, it would seem that the typical rent paid by this group is \$1,760.50 per year or \$146.80 monthly.

The third income group, ranging from \$10,000 to \$14,999, inhabits 12.8% of the renter occupied units. The median percent of income allocated for rent is 15.6; 183 households allocate 25% or more for rent. Again using the midpoint of the income range, \$12,500, and the median percent, we can approximate the average monthly rent to be \$162.25. For the 183 households with 25% allocation of income, the average monthly rent is \$260.

The fourth income group, \$15,000 or more, occupies 6.9% of the renter occupied units. Its median percent of income allocated to rent is 11.0 and only 23 households in this group pay 25% or more of annual income for rent. It is clear that while upper income households can afford to allocate 25% and more of their income to rent they are infact paying substantially less. Conversely, lower income households can ill afford to pay more than 25% of their income for rent but, in fact, are paying substantially more.

#### Black Households

Black households occupy 10,038 units or 21.2% of the units in Berkeley's housing stock. They are for the most part renters -- 63.1% live in rental

units. 81.8% of Black renter households reported an annual income of less than \$10,000; the median income for Black renter households is \$5,400. Half of Black renter households allocate more than 25% of their annual income to rent and 33 percent allocate more than 35 percent to rent.

The median annual income of Black owner households is \$9,200 as compared to the Citywide median of \$11,700. The median value of homes occupied by Black households is \$19,100; for the City as a whole owner occupied homes have a median value of \$26,600.

Table 11 provides a distribution of Black households according to the year the structure was built. 47.7 percent of Black households occupy units which were built in 1939 or earlier and 21.5 percent were built between 1940 and 1949.

As stated earlier, Black households live in all areas of the City but they are the majority in only six census tracts, and of the thirty census tracts of the City with an average population of 3,890, there are only thirteen tracts in which there are 400 or more Blacks.

HOUSING NEEDS OF LOWER - INCOME HOUSEHOLDS

As specified by the Housing and Community Development legislation, local units of government must define the housing assistance needs of its lower income households. The legislation defines this target group as those households with an annual income of eighty percent (80%) of the HUD Secretary-determined median income for the Standard Metropolitan Statistical Area of which the locality is situated. The Secretary has determined the median income for the San Francisco-Oakland SMSA to be \$15,500. Consequently, lower income households in Berkeley, and all localities within the San Francisco-Oakland SMSA, are those households having an annual income of \$12,400.

Existing Housing Assistance Needs

According to the 1970 Census, there are 30,617 households with an annual income of \$12,400 or less. This represents sixty-five percent (65%) of all households in Berkeley. Within this significantly large group of households, 7,256 or twenty-four percent (24%) are Black households, and 1,208 or four percent (4%) are Spanish-surname households. As indicated in Table 1, roughly five percent (5%) of all households with an annual income of \$12,400 are large families (5 persons or more). Large families make up ten percent (10%) of the Black households within this income category and twenty-nine percent (29%) of the Spanish-surname households. The Table also provides a breakout of the elderly and disabled households for the total income group and for the Black and Spanish-surname households within this income group. The elderly and disabled population comprise a significant proportion of the households with an annual income of \$12,400 or less twenty percent (20%). Sixteen percent (16%) of Black house-

holds and six percent (6%) of Spanish-surname households within the \$12,400 or less income group are elderly/disabled disabled households.

It cannot be assumed that all households having an annual income of \$12,400 or less are in need of housing assistance. Some of these households are currently receiving housing assistance through the Sections 23 leased housing program and through other federally assisted housing programs, such as Sections 236 and 221 (d)3. Additionally, not all households within this income category are paying an excessive amount of their income for shelter costs.

Table 2 provides a distribution of lower income households which are currently receiving housing assistance through federally assisted housing programs in Berkeley. Currently, there are only 1,359 lower income households receiving housing assistance. The majority of these assisted households are Black, with Spanish-surname households accounting for a little more than five percent (5%) of the households.

Table 3 provides a distribution of lower-income households which, according to the 1970 Census, are not paying an excessive amount of their income for shelter. 5,405 households or eighteen percent (18%) of lower income households are not paying an excessive amount of their income for shelter. The Table shows the relative proportion of Black and Spanish-surname households comprising this group.

To estimate the number of lower income households in need of housing assistance, those households currently receiving housing (Table 2), and those households not allocating an excessive amount of their income to shelter expenses (Table 3) were subtracted from the lower-income households as defined in Table 1.



### Displaced Households

The number of displacements of households due to public actions has been relatively minor in Berkeley. Those displacements which have occurred have been primarily connected with implementation of the Urban Renewal Project in the West Berkeley Industrial Park. Other displacements were associated with acquisition of land for mini park development, code enforcement activities of the San Pablo Code Enforcement Program, and physical development activities of the Model Cities Program. The following is a gross breakdown for each program.

West Berkeley Industrial Park	88
Mini Park Program	5
San Pablo Code Enforcement Program	80
Model Cities Program	48

A detailed breakdown for the aggregate of the above statistics is contained in Table 5.

### Additional Households Expected To Reside in Locality

The City had its biggest population increase from 1940 - 1950, 33%, experienced a slight decrease of 2.2% during the 1950 - 1960 period, and a small increase of 4.9% during the 1960 - 1970 ten year period. The Alameda County Planning Department estimates indicate a decreasing population trend -- the City loss seven hundred (700) residents between 1970 and 1971. There has been a slight increase in population to offset that loss but the net effect is still a net decrease.

Other examples which serve to confirm the population stabilization trend that's occurring in Berkeley is the school enrollment. The overall school enrollment is down particularly in the elementary grade levels. However, the enrollment of which students is up and enrollment of minority students has decreased.

Additionally, construction activity has been the decline for the past two years. With the exception of three federally insured projects for the elderly, no multiple dwelling rental units were constructed in 1973. In 1974 a thirty unit rental structure, and a twenty two unit condominium development were completed. However, even more indicative of the lag in the housing market is the numbers of permits taken out for new construction. There have been no permits issued for construction of a structure containing four or more units since May of 1973. Those permits issued for new residential construction have been primarily for single family homes to be built in the Berkeley Hills, the high income area of the city.

#### Conclusion

Berkeley's total housing assistance needs, in terms of lower income households needing assistance, are those households identified in Table 4 less those in Table 5. Results are indicated in Table 6 for all lower income households and for Black and Spanish-surname households needing housing assistance. The Table shows that seventy-seven percent (77%) of all lower income households are in need of housing assistance; fifty-nine percent (59%) of lower income Black households are in need of housing assistance; and fifty-nine percent (59%) of lower income Spanish-surname households need housing assistance.

The Table also provides a comparison of lower income households needing housing assistance with all households according to the household categories indicated in the Table. Fifty-two percent (52%) of all households in Berkeley are lower income and need some housing assistance; forty-three percent (43%) of all Black households are lower income and in need of housing assistance; and thirty-three percent (33%) of all Spanish-surname households need housing assistance.

### CHAPTER III

#### SURVEY OF HOUSING

Over the past twenty years expansion of Berkeley's housing supply has occurred largely through the construction of apartment buildings and dormitories where older single family homes had been or on the few vacant parcels.

All areas of the City have reacted to this trend. Many neighborhoods have persuaded the City to enact more restrictive zoning to prevent additional apartments. In 1973 the Neighborhood Preservation Ordinance was enacted by a public initiative. This Ordinance calls for all developments of 4 or more units to make 25% of the units available to low income households. Neighborhood review of all development and restrictions on demolition were also instituted. The result has been that the Ordinance along with the recent economic deterrants (such as high interest rates) have all but eliminated new multi-family construction that was not approved prior to passage of the Ordinance. The only major new project is an FHA assisted senior citizen apartment building of 91 units presently under construction. There has been intensive resistance to a proposal for a 238 unit student housing proposal. The combination of these factors of high need, limitations on new construction and public reaction against high density development makes the preservation of the existing housing stock of paramount importance. The Housing

Assistance Plan will look at both the character of this housing (size, location, cost) and its physical condition to determine what is needed so that it can continue to function and meet the needs of Berkeley households.

## OVERVIEW

### Changes from 1960-1970

This decade saw significant changes in Berkeley housing, locally and in comparison with regional trends. Most pronounced was the decrease in unit size from a median of 4.4 rooms in 1960 to 4.1 rooms in 1970. This is in contrast to the region median size which remained constant at 4.7 rooms. Berkeley clearly moved away from family housing during the decade. This is confirmed by the average household size in Berkeley which declined from a median of 2.5 persons in 1960 to 2.0 persons in 1970. The proportion of units in buildings of 5 or more units increased from 23.4% in 1960 to 35.8% in 1970, an increase of over 50%. This replacement of older low density units in housing with high density housing is apparent in the proportion of buildings under 20 years old which increased from 23.6% in 1960 to 38.4% in 1970, again more than a 50% increase.

Like the region, the cost of housing increased sharply but not quite as sharply as the regional as a whole. Relatively speaking, both median rents and median value of single family owner-occupied homes moved from slightly above the region median to slightly below it. Since the median unit size declined 7% in Berkeley while remaining the same throughout the region, the relative cost picture is not surprising. The median size has declined more relative to the region than the median costs which indicates that living in Berkeley is actually, compared to the region as a whole, increasing in terms of how much housing a given amount of money will buy.

### Rental-Housing

The 1970 Census provides the most detailed picture available of rental housing in Berkeley. While inflation and some changes in the housing stock have occurred since 1970, the overall distribution of housing in terms of rents and unit size has not changed significantly.

Almost 2/3rds of Berkeley housing is made up of rental units. Of these 55.6% have three rooms or less and only 6% have 6 rooms or more. In terms of rentals approximately 20% rented from \$100 a month or less in 1970 while almost 13% rented for \$200 a month or more. The rent distribution is similar to the region but the distribution by unit size shows somewhat higher proportions of small units and lower proportions of large units.

While housing built in the last ten years is significantly more expensive than older units, the market value of earlier housing do not decline appreciably with age. The median rent for units built between 1950 and 1959 is \$139 as compared to \$128 for units built before 1939. The median for new units, however is approximately \$170. Compared to regional totals, Berkeley's older housing is much more expensive but the overall average is similar because Berkeley has a higher proportion of older units.

### Owner-Occupied Housing

Owner occupied housing comprise almost 1/3rd of all occupied housing in Berkeley in 1970. In this category the age of Berkeley housing is most evident. 74% of all owner occupied housing in Berkeley was built before 1940 compared to the only 27% in the region as a whole, the values of the housing are similar to the region. This also contrasts with renter occupied housing, of which over half has been constructed since 1939.



The distribution of the units by value is similar to the region with only 1% valued below \$10,000, around 45% priced from \$10,000 to \$25,000 and 54% priced above \$25,000. The distribution of housing by size is similar to the regional average with Berkeley having a somewhat higher proportion of its housing in large (7 or more rooms) units than the region (34% versus 27%), a smaller proportion in medium sized units of 5 or six rooms (55% versus 62%) and a similar proportion (10%) in small units of 4 or fewer rooms.

#### Vacancy Rate

Using the 1970 census Berkeley at that time had an overall vacancy rate of 3.6%. The pattern of these was similar to the region with about 60% being rental units, 10% units for sale and 30% other units. Because of the difference in owner/renter ratios this produced a 4.8% vacancy rent in rentals throughout the region and only a 3.6% vacancy rate in rentals in Berkeley. For the City and the region, the vacancy rate of housing for sale was less than 1%. Again this points up a more severe competition for housing in Berkeley; this situation has, in fact, become more severe since 1970.

### DISTRIBUTION OF HOUSING THROUGHOUT THE CITY

#### Structure Type

Berkeley has a wide diversity of housing types. Almost 80% of its housing structures are single family homes which produces the impression of a lower density city in most neighborhoods. However, over 35% of its units are in structures of 5 or more units compared to less than 45% of its units in single family homes. Slightly over 20% of all units are in 2-4 unit buildings. The contrast from one area of the City to another, however, is striking. The following maps show the percentage of units by structure type by Census

tract in 1970 for 1 unit structures, 2-4 unit structures and 5 or more unit structures. Single family homes predominate in the six North Hills tracts. In five of the six tracts over 85% of the units are in single unit structures. Except in the North Hills which is almost exclusively single family homes and Central Berkeley which is almost exclusively larger structures, two or four unit structures provide a significant amount the housing in Berkeley. This is especially true in South Berkeley (Tracts 33, 34, 35, 40) where 31% of all units are in 2-4 unit structures. Units in buildings of 5 or more units show the most pronounced concentration. With the highest concentration (90% in tract 29) in the downtown, other areas of significant concentration are directly adjacent and around the campus.

#### Size of Units

The median size of units reflects directly the type of structure the units are in. Areas with large numbers of single homes have a relatively large number of rooms while those in areas with many five or more unit structures have smaller median unit size. There is, however, variation in the size of owner-occupied single family homes which produces significantly lower median unit size west of Sacramento where there are smaller one unit structures compared to the hill areas. Tract 19 for example has almost 71% of its units in one unit structures but still has a median number of rooms of only 4.6; Tract 16 in the hills has 75% of its units in single family homes but has a median number of rooms of 5.6, more than 20% larger.

#### Cost of Unit

There are sharp contrasts in median rents and values throughout the City that reflect the location, condition and size of the housing. In 1970 owner

occupied housing, areas with a median value below \$20,000 makes up a solid block of tracts encompassing South and West Berkeley. Areas with medians between \$20,000 and \$30,000 include all the remaining "flatland" locations. All hill tracts have median values above \$30,000. The pattern of median rents is similar to the value distribution. It should be noted the areas with medians below \$100 are areas with a large amount of assisted housing \* so this may be an artificially low figure.

### ASSISTED HOUSING

Berkeley has benefited from various types of assisted housing.

1. Section 23 Leased Housing - Under this program units are leased from owners and re-rented to eligible families, senior citizens and disabled individuals at a rent based upon income. There are now 1100 units under lease in the program. They are largely located in south and west Berkeley. Less than 8% are east of Grove Street.
2. FHA interest subsidy programs 221 (d) 3 and 236 - under this program 330 senior citizen and 84 family rental units provide housing to eligible households at more moderate cost. This is made possible by the lower interest rate on the mortgage for these rental projects. There are income limitations for the tenants but rents are not adjusted on the basis of income. Almost half the senior citizen units are in one project but the smaller projects are located in diverse sections of the City. The family units are in two projects, one in West Berkeley and one in South Berkeley.
3. University Housing - Through conversion of a dormitory to apartments and through the lease of U.C. land to the University Students Cooperative Association, 232 units of student housing are available in Berkeley. Both are located in the South Campus area. Because these projects pay no property taxes and are financed with low interest loans or tax free bonds they are subsidized and can charge rents reflecting these cost savings. The units have no income limitations but are rented only to students and their families.
4. FHA Section 235 provided direct low interest loans to low income families to purchase homes. Since this program did not involve the City it is impossible to determine how many are in Berkeley. The high cost of housing in Berkeley, however, made utilization of this program difficult so it can be assumed the number is small.

\* In the census, Albany Village student housing was incorrectly included in Berkeley tract 20.

5. Since 1970 a federally assisted code enforcement program covering all of Tract 33 has brought over 95% of all units in this area up to code and helped finance expansions and other improvements. Of the 1100 units in the program, approximately 550 have benefited from low interest loans and/or grants.
6. Since 1973 approximately 40 units in the Model Cities area have received loans and/or grants for rehabilitation. The area covers parts of tracts 34, 35, 39 and 40. The attached summary sheet and map indicate the distribution of assisted units in Berkeley.

#### Changes since 1970

Very little private market construction or demolition of housing has occurred in Berkeley since the 1970 Census. Major additions to the housing stock have been produced by:

102 units created by the University when a dormitory was converted to units

130 units were built by the student co-op on university land

46 senior citizen units assisted with FHA loans

36 unit family housing was also assisted with FHA below market loan

61 unit project insured by FHA

These 5 buildings account for 56% of the units added by construction, conversion or house moving. 90 Senior units under constructions are not included.

The loss of housing was concentrated in a few locations. These were:

- 1) in the area of the Alta Bates Hospital where 76 units were removed to make room for medical expansion
- 2) In the West Berkeley Industrial Park Renewal Project where 25 units have been lost to date.
- 3) In the removal of 176 units of the old deteriorated Savo Island housing.

Loss of housing in these areas accounted for 90% of all units lost through demolition, conversion or house moving.

While it is difficult to define the exact amount of increases in housing

costs since 1970, some indicators are available. The Real Estate Research Council monitors a sample of single family houses. Its sample for Berkeley had increased 18.3% between 1970 and 1973. This is a smaller increase than has been experienced in suburban areas where increases have ranged from 25% to 35% during the same period. These increases reflect a closing of the gap so that suburban housing is becoming as expensive as City housing. Similar increases in rents can be assumed. The slow down in new construction over the past year is producing a housing shortage which is driving up the prices of both owner-occupied and rental housing so it can be assumed that for all housing in Berkeley costs are 25% above those recorded in the 1970 census.

As would be expected in a period of declining new housing production, vacancy rates have gone down. For Alameda County the rate decreased from 3.9% in 1970 to 2.2% in March of 1974 (based on idle PG&E meters). In a similar period the vacancy rate in Berkeley declined from 3.6% to 1.4%.



CHAPTER IV  
CONDITION OF HOUSING

INTRODUCTION

If Berkeley is to remain a desirable place to live, its housing stock must be maintained and, where needed, be rehabilitated and replaced. While 62% of the large apartment buildings in Berkeley were constructed after 1949, over 90% of its single family homes were built before 1949. Almost 80% of the residential structures are single family homes. Only isolated vacant parcels are available for new residential construction. Berkeley must rely on its existing stock to serve present and future needs. Most of the construction is wood frame with wood or stucco siding. Such construction can last indefinitely with proper maintenance and improvement but will deteriorate rapidly if timely repairs are deferred. To study the condition of housing in Berkeley, a sample survey of housing throughout the City was conducted by Housing Inspectors. This sample covered 5% of all single family structures, 10% of 2 and 3 unit buildings and 20% of larger buildings. An intensive analysis of this data is presently underway which will provide an in-depth report on the needs for maintenance and improvement of the stock. Data from this study, along with 1970 Census data is being used to provide indicators of housing condition for the Housing Assistance Plan.

METHODOLOGY

Several indicators of problem housing were used to get as clear a picture as possible of the housing in Berkeley that is in need of rehabilitation or replacement. For the purposes of this plan, housing is defined as either sound (needing only routine maintenance), substandard but suitable for rehabilitation, and substandard and not suitable for rehabilitation.

The first indicator used is housing lacking some or all plumbing facilities.

In Berkeley this is concentrated in downtown and South Campus where many residential hotels and converted buildings occur. While some of these buildings may be structurally sound the assumption is made that lack of plumbing is an indication of a substandard living environment in need of correction. Within Census Tracts, units lacking plumbing are allocated to structure types by the number of units citywide lacking plumbing in each structure type. The units lacking plumbing are assumed to be the same as the substandard units identified by other indicators. The larger of these two figures is taken as the number of substandard units in each tract. Units lacking plumbing are assumed suitable for rehabilitation. The second indicator used is the cost for making needed repairs as estimated by the Housing Inspectors in the Condition Survey.\* These costs were grouped in tabulating the survey into total costs of less than \$250, \$250-\$499, \$500-\$999, \$1000-\$1499, \$1500-\$1999, \$2000-\$2999, \$3000-\$4999, \$5000-\$7499, \$7500-\$9999 and \$10,000 or more. Since 80% of the residential structures in Berkeley are single family, this data is most useful for evaluating this structure type.

For the purposes of the Housing Assistance Plan, a single family structure was defined as:

- (a) sound if estimated repairs are less than \$1000
- (b) substandard but suitable for rehabilitation, if the estimated repairs are \$1000-\$9999
- (c) substandard and not suitable for rehabilitation if the estimated repairs are \$10,000 or more

For 2 and 3 unit structures the estimates of needed repairs were also used.

These structures are defined as:

- (a) sound if estimated repairs are less than \$2000
- (b) substandard but suitable for rehabilitation if estimated repairs are \$2000-\$9999
- (c) substandard and not suitable for rehabilitation if estimated repairs are \$10,000 or more

\* Previous experience indicates exterior surveys grossly under estimate actual repair costs.

A third indicator was used for larger buildings. This is the assessed valuation. An unusually low assessed valuation is assumed to indicate a building in poor condition.

For 4 to 9 unit buildings, a structure is defined as:

- (a) sound if its assessed valuation is over \$50,000
- (b) substandard but suitable for rehabilitation if its assessed valuation is \$20,000 to \$49,999; and
- (c) substandard and not suitable for rehabilitation if its assessed valuation is less than \$20,000

For 10 or more unit buildings, a structure is defined as:

- (a) sound if its assessed valuation is over \$50,000
- (b) substandard but suitable for rehabilitation if its assessed valuation is \$35,000-\$49,999
- (c) substandard and not suitable for rehabilitation if its assessed valuation is under \$35,000

## FINDINGS

### Citywide

Though they make up only 46% of the units in Berkeley, the major rehabilitation need is among single family homes. This is consistent with the age of these structures, over 90% of which are over 25 years old. 59% of the units needing rehabilitation and 86% of the structures needing rehabilitation are single family homes. Illustration A provides a cost estimate for these repairs. Less than 1% appear infeasible for rehabilitation.

Interestingly, the 2 and 3 unit structures are the remarkably well-maintained. With a much higher proportion (41.5%) of very old structures (over 63 years), only 25.7% of its units need rehabilitation and .6% need replacement.

Next to single family homes, 4 to 9 unit buildings present the most rehabili-

tation needs. This may be accounted for in part by the large number of converted buildings in this group. With over one-third of these structures less than 25 years old, however, the large proportion that need rehabilitation (38.0%) and the proportion that appear unfeasible for rehabilitation (2.6%) is cause for concern.

Buildings of 10 or more units have the least rehabilitation needs, This is not unexpected since over 60% of the buildings were built after 1959. Also, large buildings are more likely to have resident managers to handle maintenance problems promptly. Still, a significant 20% need rehabilitation and 1.2% replacement. Only in 10 or more unit buildings do units with lack of plumbing produce a large proportion of the buildings needing rehabilitation that are otherwise sound. About 1/3rd of the units needing rehabilitation were so designated only because of lack of plumbing facilities.

1970

Based upon the proportion of renter, owner and vacant units among the different structure types; of the 16,183 units needing rehabilitation, 7,025 are owner occupied, 8798 are renter occupied and 360 are vacant. Trends since 1970 would suggest that probably there are somewhat fewer vacant units and some what more owner-occupied. Of the units needing replacement; 124 were estimated as owner occupied, 388 as renter occupied and 15 as vacant.

#### Distribution of Substandard Unit

Lack of plumbing facilities is found most often in central Berkeley and the South Campus. This reflects residential hotels and building conversions where bathrooms are shared. Significant number of such conversions also occur in South and West Berkeley.

Single family homes that need rehabilitation occur throughout the City. The



proportion varies significantly, however, from one area to another. In the Hills area generally over 50% requires only minor improvements; over 75% need rehabilitation in many areas of West and South Berkeley. Additionally, findings from work on the rehabilitation projects in San Pablo and the Model Neighborhood indicate that much dry rot and termite infestation is producing high repair cost while not being obvious to the casual observer. This suggests that if extensive conservation is not initiated, the number of homes that cannot be rehabilitated economically will increase in the years ahead.

Two and three unit buildings appear the best maintained considering that most are older structures. They are most commonly found around the campus and South of Dwightway. The proportion needing rehabilitation is greatest South of Dwightway.

Almost 40% of four to nine unit buildings (containing 3,012 units) need rehabilitation. Significant numbers of units requiring rehabilitation occur throughout the City south of Cedar. Largest concentrations of problem units in 4 to 9 unit buildings occur south of Ashby and West of College. Most of the units in need of rehabilitation are West of Telegraph.

Information on the large buildings is very sketchy because of the small number of buildings in the sample and the limitations of the computer analysis. From the information available, over 80% of the units needing rehabilitation are in central Berkeley.





## CHAPTER V

### ANNUAL GOALS

#### The Housing Strategy

Berkeley's Housing Strategy is a multi-faceted approach to addressing the numerous, complex factors which impact on Berkeley's housing stock and the living conditions of Berkeley residents. It recognizes the existing housing stock as the primary housing resource of the City; the scarcity of land available for new housing construction and the need for effective management of those limited land resources; the need for a capability for accurate assessment of the City's housing situation at any given point in time; and the need for a program management and operating capability for effective delivery of housing services.

The Strategy calls for refinement and expansion of existing operating projects; implementation of some housing projects which have been on the planning drawing boards for some time; and implementation and testing of some innovative program concepts which have national recognition but have had only limited application. The nucleus of the approach will be a financing vehicle which will provide the City with a flexible capability for providing the financial assistance to address a number of rehabilitation related situations. Additionally, the Housing Strategy will provide for the development of mechanisms to facilitate:

- preventive maintenance to conserve the existing, sound housing stock;
- acquisition of land to be used for new housing and neighborhoods open space;
- delivery of direct housing services and information; and
- advanced program planning and program monitoring and evaluation.

Berkeley's Housing Strategy recognizes the need for city government to play an active role in ameliorating the housing problems of its residents, and provides city government an integrated approach for doing so.

In the first program year of the Community Development Block Grant, assistance will be to existing and rehabilitated units to provide subsidies to owners so that the rent charged tenants is in line with their income (Section 8) or to provide assistance for housing rehabilitation for units serving predominantly low and moderate income households.

#### Approach

The annual goal is derived from the total number of units and households that will be assisted through the spectrum of housing program activities to be accomplished during the first program year of the Community Development Block Grant. This includes assistance that is completed and that which is commenced or committed. Experience is too limited to make estimates on the types of households (elderly, large with children, etc.) that will be assisted through the various rehabilitation programs addressed to substandard residential structures. Criteria for the programs and their geographic distribution insure that they will assist households primarily of low and moderate income.

In developing the programs that comprise the City's Housing Strategy for the coming year, the following criteria were employed:

- A. Increasing the number of units available to meet the needs of lower income households;
- B. Preserving the existing housing stock;

- C. Encouraging the development of pleasant neighborhood environments;
- D. Avoiding undue concentrations of low income and minority group persons; and
- E. Effectively meeting housing needs within the limitations of financial feasibility.

Units which are receiving assistance as a continuation of prior commitments such as the Section 23 Leased Housing units are not included. A description of types and locations of Berkeley's current assisted housing is included in the Survey of Housing section of this Housing Assistance Plan. Additionally, units which are improved without significant public assistance (financial or technical) are not included. Those units receiving direct subsidies, municipal loans, substantial technical assistance, grants or some combination of the above are included. Relocation payments and housing services are treated as assistance to individuals rather than housing units so are not reflected in the annual goals.

#### Program Goals

The attached chart summarizes the goals projected for individual components of the housing strategy. The nature and orientation of each component is described below:

##### A. Section 8

##### 1. Existing Housing

The Housing Authority plans to apply for a grant to provide rent subsidies to owners of 200 units of housing rented to low income and very low income households. For each unit, the Authority would contract to pay the owner that portion of the monthly rent that exceeds 25% of the eligible tenant monthly income.

It is planned that:

- a) Approximately 30% of the units would subsidize elderly or disabled households, 20% large non-elderly households and 50% other eligible households; and
- b) At least 30% of the households served would be very low income households.

2. Rehabilitated Housing

In connection with the Neighborhood Rehabilitation Rental Inspection Program, it is planned that buildings which are found to need rehabilitation will be given assistance in making arrangements with HUD so that when the units are rehabilitated, the units can be made available to existing or other low income tenants with a rent subsidy from HUD to cover the difference between the market rent and the amount the tenant can afford. The goal under this program is to provide assistance for approximately 50 families.

3. Newly Constructed Housing

The goal under the new construction component is to achieve rent subsidy assistance for approximately fifty-five (55) families. This goal is based upon proposals known to the City at this time, namely the Savo Island Project. It is not intended to preclude recognition of proposals not currently known to the City.

All Section 8 proposals, including any funded through State agencies, will be reviewed by the City for consistency with the Housing Assistance Plan.

B. Community Development Block Grant

During the first year, all assistance would be to existing units for rehabilitation, emergency repairs and code enforcement. Two kinds of assistance are planned:



1. The first is the provision of loans to those owners unable to obtain private financing. These loans would be from the municipal loan program at interest related to the financial situation of the owner and the constraints of the individual program component under which the property is being assisted; and

2. The second is the provision of significant technical assistance which results in rehabilitation. This includes assistance to an owner in defining rehabilitation needs, exploring financing alternatives, preparing rehabilitation specifications and bid documents, negotiating loans and monitoring and advising in the implementation of rehabilitation activities.

It is estimated that one-third of the units participating in the program will receive loans under the municipal loan program. Two-thirds will receive assistance in obtaining conventional financing. The extent of assistance in identifying deficiencies, obtaining financing and arranging for the work to be done is large enough to include these units in the category of "assisted units."

From these guidelines, the following estimates are made for specific components of the program:

1. Neighborhood Rehabilitation Residential Rental Inspection:

The program will not be voluntary so will not attract primarily those buildings needing extensive repairs, but will address a more representative spectrum of conditions. This will permit loans to 50 rental units and assistance to an additional 100 units.

2. Disabled and Senior Housing: This program is designed for owner-occupants who are elderly or disabled. Loans would average \$10,000. 20 households will receive loans.

3. Emergency Repair: Assistance under this program would be only for those repairs needed to correct hazards and ameliorate conditions leading to rapid deterioration. Average loans would be \$2,500.

40 loans would be made and an additional 40 units would be helped through technical assistance.

C. Local Program - Pilot Rehabilitation

The locally-funded pilot rehabilitation programs will be completed during the first program year. Based on present projections, approximately 20% (15 units) of the households will be elderly, 45% (35 units) will be large households with families and 35% (30 units) will be others.

CHAPTER VI  
SITE LOCATION PLAN

Potential Sites

In selecting locations for assisted housing, the general criteria employed are:

- A. Meeting the housing needs of low and moderate income households.
- B. Preserving the existing housing stock.
- C. Promoting greater housing choice and avoiding undue concentration of assisted housing in areas containing a high proportion of low income persons.
- D. Revitalizing and restoring stable neighborhoods.
- E. Insuring the availability of public facilities and services to serve the proposed housing.

The application of these criteria varies with different types of housing assistance as indicated below.

New Housing: Berkeley has little vacant land that can be developed at reasonable costs for housing. Revisions to the Zoning Ordinance have reduced the intensity of development permitted under existing zoning; reclassification have put large proportions of flatland areas into more restrictive zones. Expanded development review procedures were enacted by initiative. All these factors make it difficult to achieve new development at a reasonable cost. Such development is needed to augment the housing stock inventory and to replace those units which are not amenable to a rehabilitation approach.

Rehabilitated Housing: As indicated in the Survey of Housing Conditions, most of Berkeley's housing is suitable for rehabilitation. This has been and will continue to be the focus of Berkeley's housing strategy. Emphasis will be placed in those areas where the needs are greatest. Because these areas

generally coincide with areas of low income, it is possible to focus programs on rehabilitation of substandard units occupied by lower income households.

Existing Housing: Use of the new Housing Act (Title II) will assist 200 units of existing housing. It is hoped that undue concentrations of low income households can be avoided and expanded housing choice for lower income and minority group households can be facilitated.

#### Sites by Program Category

The characteristics of each program are related to the criteria to determine how best it can be located so that the results will be effective in moving toward the long term objectives set out in the City's housing strategy. Site location plans for each program reflect this process.

In order to provide maximum flexibility in program implementation, the proposed sites are distributed in most programs among five large areas - North Berkeley, West Berkeley, Central Berkeley, South Berkeley and Southeast Berkeley. As described elsewhere, West and South and Central Berkeley are the areas with the largest concentration of low income persons and housing in need of rehabilitation. Where unusual concentrations of low income households occur, smaller areas are indicated.

#### A. Section 8 - Leased Housing

##### 1. Existing Housing

The nature of this program as planned is to utilize existing housing. Little effect upon the housing stock will be produced. It is hoped that the major impact will be its effect on the distribution of low and moderate income households throughout the community.

##### 2. Rehabilitated Housing

These units will be among those participating in the Neighborhood

Rehabilitation Inspection Program. Consistent with the focus of that program, units will be in buildings serving low and moderate income tenants in Central and Southeast Berkeley.

3. Newly Constructed Housing

These units will be located in Census Tract 35, in the area known as Sava Island. Sites for other new construction proposals will be evaluated as to their suitability for development of the specific type of housing defined in the proposal.

B. Community Development Block Grant Rehabilitation Activities

1. Neighborhood Rehabilitation Inspection

This program has the potential for improving the quality of rental units, but there is also a potential problem of requiring repairs whose cost will price the units beyond the reach of present low and moderate income households or cause the owner to abandon property management of the building altogether. To preclude these problems, the program is planned in a phased manner so that experience can permit refinement of the concept to accomplish to maximum rehabilitation with the least amount of owner or tenant hardship.

2. Physically Disabled and Senior Housing Rehabilitation

The location of the units is based on the number of low income physically disabled and senior citizen homeowners in the Model Neighborhood (CT 34 & 40).

3. Emergency Repair

The low income persons needing these services are most apt to be in the areas of greatest housing deterioration, e.g. West and South Berkeley. Therefore, the site location plan estimates the greatest use of this program in these areas with about 25% of the assisted units to be in other locations.



#### Local Pilot Rehabilitation Program

This program is already in operation and will be completed during the first community development program year. The three areas are of approximately equal size. Two are in West Berkeley (both east of San Pablo Avenue) and one in South Berkeley.

## CHAPTER VII

### HOUSING ASSISTANCE PLAN ADMINISTRATION

The City of Berkeley's Housing Assistance Plan will be administered and monitored by the newly-created Housing and Development Department. The principal focus of the Department will be housing conservation, which is defined to include providing replacement housing, as well as preserving the existing housing stock and providing ancillary services necessary for upgrading neighborhood environments.

The Department will provide technical assistance and advice to private owners and/or developers interested in participating in the Section 8 new construction and substantial rehabilitation programs. Within ten (10) days after HUD receives complete preliminary proposals from private owners and/or developers, HUD will forward a copy of the proposals to the Housing and Development Department, for evaluation and assessment. Proposals will be evaluated for conformance with the stated Goals and Site Location Plan of the Housing Assistance Plan. Additionally, proposals will be evaluated for conformance with the City's Zoning and Building Codes. The Housing and Development Department will coordinate the review process involving other appropriate City agencies. The City's review and evaluation process period will not exceed thirty (30) days. Every effort will be made to make review periods as short as possible. To facilitate achievement of this objective, owners/developers are encouraged to contact Housing and Development prior to submission of applications to HUD.

With respect to the Section 8 existing program, the Housing and Development Department will review the Berkeley Housing Authority's application prior to submission to HUD, and will provide technical assistance to

ensure achievement of the Housing Assistance Plan goals for existing housing.

Of paramount concern to Berkeley is that residents of the city be the principal beneficiaries of any additional housing resources, financial assistance and services resulting from implementation of the Section 8 Program. The City of Berkeley is therefore, requiring owner/developer participants to give preference to Berkeley residents during initial rent-up of developments and in subsequent attempts to fill vacancies.

With respect to the HUD requirement that 30% of assisted units be rented to very low income families, \$7,500 or less annual income, during initial rent-up, Berkeley is requiring that preference be given to very low income Berkeley families whenever occupancy by this category of families falls below 30% of the assisted units within a development.

The City of Berkeley looks upon the Section 8 Program as an important mechanism for increasing and improving the housing resources available to its residents. The Housing and Development Department, as administering agent for the City's Housing Assistance Plan will take those steps necessary for ensuring that mechanism is effectively utilized.

APPENDIX A

TABLES





## CHAPTER I



TABLE 1

DISTRIBUTION OF BLACK POPULATION BY CENSUS  
TRACT

Census Tract	Number	Census Tract	Number
4211	28	4234	4,029
4212	77	4235	1,316
4213	140	4236	250
4214	42	4237	63
4215	57	4238	44
4216	81	4239	993
4217	68	4240	5,391
4218	151		
4219	1,297		
4220	715		
4221	1,872		
4222	1,335		
4223	420		
4224	149		
4225	112		
4226	6		
4227	74		
4228	92		
4229	259		
4230	998		
4231	2,178		
4232	2,083		
4233	3,105		

Source: 1970 Census of Housing and Population

November 74

TABLE 2

DISTRIBUTION OF POPULATION BY AGE  
AND SEX FOR 1970 AND 1960

Age	1970		1960	
	Male	Female	Male	Female
0 to 19	15,714	14,595	16,861	16,639
20 to 34	23,686	21,105	15,325	13,643
35 to 44	4,702	4,954	6,317	7,029
45 to 54	4,530	5,553	5,309	6,478
55 to 64	3,792	4,924	4,343	5,837
65 and over	4,748	8,434	4,939	8,549

Source: Berkeley Planning Department 1960 and 1970  
Census of Population and Housing

November 74

TABLE 2A

DISTRIBUTION OF POPULATION BY AGE  
FOR 1970 AND 1960

0 to 19	30,309	26.0	33,500	30.0
20 to 34	44,791	38.4	28,968	25.9
35 to 44	9,656	8.3	13,346	12.0
45 to 54	10,062	8.5	11,787	11.0
55 to 64	8,716	7.5	10,180	9.1
65 and over	13,182	11.3	13,488	12.0
Total	116,716	100.0	112,269	100.0

Source: Berkeley Planning Department 1960 and 1970  
Census of Population and Housing



TABLE 3

## INCOME IN 1969 OF FAMILIES AND UNRELATED INDIVIDUALS

All families	24,379	100 Percent
Less than \$1,000	742	3.1
1,000 to 1,999	767	3.2
2,000 to 2,999	1,125	4.6
3,000 to 3,999	1,257	5.2
4,000 to 4,999	1,270	5.2
5,000 to 5,999	1,423	5.8
6,000 to 6,999	1,443	5.9
7,000 to 7,999	1,590	6.5
8,000 to 8,999	1,238	5.0
9,000 to 9,999	1,352	5.5
10,000 to 11,999	2,521	10.3
12,000 to 14,999	2,865	11.8
15,000 to 24,999	4,659	19.1
25,000 to 49,999	1,807	7.4
50,000 or more	320	1.4
Median Income	\$9,987	
Unrelated individuals	40,893	
Median Income	\$2,427	

Source: 1970 Census of Population and Housing  
Berkeley Planning Department

TABLE 4

## DESCRIPTION OF SOURCES OF INCOME IN 1969

All families	24,379
With wage or salary income	20,646
Mean wage or salary	\$10,462
Non-farm self-employment income	3,837
Mean non-farm income	\$ 8,364
Farm self-employment income	194
Mean farm income	\$ 1,094
Social Security income	4,494
Mean Social Security income	\$ 1,723
Public assistance income	2,257
Mean public assistance income	\$ 1,410
With other income	12,543
Mean other income	\$ 3,361

Source: 1970 Census of Population and Housing  
Berkeley Planning Department

November 1974

TABLE 5

DISTRIBUTION OF UNITS BY NUMBER OF PERSONS IN UNIT AND  
BY NUMBER OF ROOMS IN UNITS (OWNER-OCCUPANCY)

	1-2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	Total	%
1 Person	100	233	566	1,117	1,085	3101	19.5
2 Persons	47	157	718	2,003	2,724	5649	35.4
3 Persons	12	26	228	709	1,648	2623	16.6
4 Persons	8	24	134	451	1,614	2231	14.0
5 Persons	7	16	58	199	1,001	1281	8.1
6 Persons or More	5	11	48	154	820	1038	6.4
Median Number of Persons	1.9	2.0	2.4	2.6	3.4	15925	100.0

SOURCE: 1970 Census of Population and Housing - Berkeley Planning Department

TABLE 6

## ESTIMATED VALUE OF OWNER OCCUPIED UNITS BY INCOME

	Less than \$5,000	\$5,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$34,999
Less than \$3,000	14	29	232	468	328	271
\$3,000 to \$4,999	0	20	127	257	322	172
\$5,000 to \$6,999	6	14	142	298	304	312
\$7,000 to \$9,999	0	21	164	548	524	448
\$10,000 to \$14,999	5	23	117	716	775	360
\$15,000 to \$24,999	0	15	85	280	550	1,057
\$25,000 or more	0	5	8	24	94	376
Median Income	2,678	7,071	6,282	8,342	11,277	13,165
% of All Owner Units	.6	.9	6.2	18.4	20.6	24.8
\$35,000 or more						
194	10.0					
134	7.4					
115	3.4					
299	14.3					
604	21.9					
1,390	23.9					
1,361	13.2					
20,053						

Median Estimated Value: \$26,600

Source: 1970 Census of Population and Housing  
Berkeley Planning Department

November 19

TABLE 7

DISTRIBUTION OF UNITS BY NUMBER OF PERSONS IN UNIT AND  
BY NUMBER OF ROOMS IN UNITS (RENTER OCCUPANCY)

	1-2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms
1 Person	5,400	4,242	1,817	524	195
2 Persons	1,648	3,735	3,035	985	413
3 Persons	182	882	1,604	768	405
4 Persons	75	253	1,002	553	469
5 Persons	25	49	267	228	368
6 Persons or More	13	30	168	155	242
Median Number of Persons	1.7	2.1	2.7	3.1	4.1

SOURCE: 1970 Census of Population and Housing - Berkeley Planning Department

November 1974



TABLE 8

RENTER HOUSEHOLDS BY HOUSEHOLD SIZE AND NUMBER  
OF BEDROOMS HOUSEHOLD SIZE

Bedrooms	1	2	3	4	5	6	7	8
None	2,885	322	52	40	68			
1	7,779	5684	779	223	24		46	
2	1,469	3447	2007	1389	298	124	78	17
3 or more	270	382	745	611	156	55	77	

Source: 1970 Census -- Metropolitan Housing  
Characteristics

November 1974

TABLE 9

## CROSS RENT AS PERCENTAGE OF INCOME

Less than \$5,000	15,400
20 percent	281
20 to 24 %	381
25 to 34%	1,637
35% or more	11,632
median	35.0+
\$5,000 to \$9999	8,365
20 Percent	2,696
20 to 24%	2,047
25 to 34%	2,241
35% or more	1,244
median	23.5
\$10,000 to \$14,999	3,788
25 percent or more	183
median	15.6
\$15,000 or more	2,062
25 percent or more	23
median	11.0

November 1974

## SELECTED HOUSING STATISTICS BY GROSS RENT BY INCOME

	Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 to \$199
Less than \$2,000	35	292	599	333	2,210	1,740
\$2,000 to \$2,999	24	144	446	458	1,288	696
\$3,000 to \$4,999	23	169	467	673	2,082	1,102
\$5,000 to \$6,999	7	50	247	445	1,723	1,007
\$7,000 to \$9,999	0	56	202	488	1,931	1,295
\$10,000 to \$14,999	0	24	103	309	1,423	1,305
\$15,000 to \$24,999	0	32	50	81	444	588
\$25,000 or more	0	0	9	10	50	
Median Income	2,606	2,872	3,519	4,157	4,998	5,812

Median Gross Rent: \$137

	\$200 or more	No Cash Rent	Total
November 1974	1,071	140	6,925
	318	39	3,413
	480	60	5,065
	363	56	3,898
	413	81	4,467
	517	102	3,788
	466	47	1,708
	5,264	5,748	

Source: 1970 Census of Population and Housing  
Berkeley Planning Department

TABLE 11

DISTRIBUTION OF UNITS WITH BLACK HEAD OF  
HOUSEHOLD BY YEAR STRUCTURE BUILT

1969 to March 1970	45	.4%
1965 to 1968	469	4.9
1960 to 1964	1170	12.3
1950 to 1959	1440	15.2
1949 to 1940	1998	21.5
1939 or earlier	4323	45.7
Total	9445	100.0

SOURCE: 1970 Census of Population and Housing  
Berkeley Planning Department

## CHAPTER II





TABLE 1

TOTAL LOW INCOME HOUSEHOLDS

## Total

	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	30,617	1557	29,060
Elderly - Handicapped	5976	153	5823
Non Elderly - Handicapped	24,641	1404	23,237

## Black Households

	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	7256	736	6520
Elderly - Handicapped	1139	77	1062
Non Elderly - Handicapped	6117	659	5458

## Spanish - Surname Households

	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	1208	352	856
Elderly - Handicapped	75	10	65
Non Elderly - Handicapped	1133	342	791

SOURCE: 1970 Census of Population and Housing, Berkeley Planning Department

TABLE 2

LOWER INCOME HOUSEHOLDS CURRENTLY RECEIVING HOUSING ASSISTANCE (after 1970)

Total			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	1359	65	1294
Elderly - Handicapped	315	-	315
Non Elderly - Handicapped	1044	65	979
Black Households			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	1162	60	1102
Elderly - Handicapped	163	-	163
Non Elderly - Handicapped	999	60	939
Spanish - Surname Households			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	73	3	70
Elderly - Handicapped	45	-	45
Non Elderly - Handicapped	28	3	25

SOURCE: Berkeley Housing Authority, Individual Assisted Housing Developments.

TABLE 3

TOTAL LOWER INCOME      HOUSEHOLDS NOT PAYING EXCESSIVE SHELTER COSTS

## Total

	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	5405	276	5129
Elderly - Handicapped	1054	54	1000
Non Elderly - Handicapped	4351	222	4129

## Black Households

	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	1674	169	1505
Elderly - Handicapped	263	18	245
Non Elderly - Handicapped	1411	151	1260

## Spanish - Surname Households

	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	395	115	280
Elderly - Handicapped	24	7	17
Non Elderly - Handicapped	371	108	263

SOURCE: 1970 Census, Berkeley Planning Department

TABLE 4

LOWER - INCOME HOUSEHOLDS NEEDING HOUSING ASSISTANCE

Total			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	23,853	1216	22,637
Elderly - Handicapped	4607	99	7508
Non Elderly - Handicapped	19,246	1117	15,129
Black Households			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	4420	507	4913
Elderly - Handicapped	713	59	654
Non Elderly - Handicapped	3707	448	4259
Spanish - Surname Households			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	740	234	506
Elderly - Handicapped	6	3	3
Non Elderly - Handicapped	734	231	503

SOURCE: Tables 12, 13 and 14

TABLE 5

TOTAL LOWER INCOME HOUSEHOLDS DISPLACED OR TO BE DISPLACED (since 1970)

Total			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	221	62	159
Elderly - Handicapped	9	-	9
Non Elderly - Handicapped	212	62	150
Black Households			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	144	44	100
Elderly - Handicapped	3	-	3
Non Elderly - Handicapped	141	44	97
Spanish - Surname Households			
	<u>Total</u>	<u>Large Families</u>	<u>Other</u>
Total	23	9	14
Elderly - Handicapped	2	-	2
Non Elderly - Handicapped	21	9	12

SOURCE: Berkeley Redevelopment Agency, Berkeley's Central Relocation Agency 1974

TABLE 6

HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

<u>Households</u>	<u>Number</u>	<u>Percent of All L.I. Hsholds.</u>	<u>Percent of City-Wide Group</u>
Total	23,632	77	52
Black	4,276	59	43
Spanish-surname	717	59	33



### CHAPTER III



TABLE 1  
COMPARISONS - 1960 - 1970  
BERKELEY AND THE SAN FRANCISCO-OAKLAND SMSA

1960			1970		
	REGION	Berkeley	REGION	Berkeley	
Median Number of Rooms	4.7	4.4	4.7	4.1	
Owner Occupied Single Family:					
Median Value	\$16,300	\$16,600	\$26,900	\$26,500	
Median Persons/Household	3.1	2.5	2.9	2.4	
% of all units	51.4%	42.0%	50.0%	33.6%	
Renter - Occupied Housing					
Median Rent	\$78.	\$81.	\$140.	\$137	
Median Persons/Household	2.0	2.5	1.9	1.8	
% of All Units	42.9%	53.4%	46.2%	62.8%	
Vacant % of All Units					
	5.7%	4.5%	3.8%	3.6%	
% Distribution of Units By Structure Type					
1 Unit	63.9%	53.8%	59.1%	43.8%	
2 Unit	7.7%	10.8%	7.2%	9.1%	
3 or 4 Unit	7.1%	11.9%	7.3%	11.3%	
5 or More Unit	21.2%	23.4%	26.4%	35.8%	
% Distribution of Units By Age of Structure:					
Less than 10 years	28.4%	12.9%	24.7%	16.5%	
10-20 years	18.1%	10.5%	13.7%	12.0%	
Over 20 years	53.5%	76.6%	61.6%	61.5%	

Source: U. S. Census - 1960 and 1970

TABLE 2

RENTER - OCCUPIED HOUSING  
1970

MEDIAN RENT												
	Total	>\$60	\$60- 69	\$70- 79	\$80- 99	\$100- 119	\$120- \$149	\$150- \$199	\$200- \$299	\$300+	No Cash	Median
Rooms												
1	2085	404	366	220	336	152	205	322	49	5	26	82
2	4857	195	169	268	1071	1103	1196	710	72	7	66	113
3	9529	160	177	315	1197	1680	2612	2788	139	30	131	133
4	7831	79	222	306	467	951	1900	2512	1228	92	74	149
5	3176	11	24	24	158	399	655	1020	670	115	100	163
6	1212	-	26	6	53	87	136	345	349	146	64	189
7	546	-	-	-	14	18	30	113	180	147	44	242
8+	379	5	-	-	7	20	12	18	148	143	26	277
Median	3.3	1.7	2.2	2.8	2.7	3.1	3.3	3.5	4.3	6.1	4.1	137
Bedrooms												
None	3343	588	364	170	688	538	590	344	61	-	-	92
1	14535	265	398	407	2223	2849	4038	3642	540	-	173	128
2	8813	62	239	305	339	990	1904	3151	1473	177	173	158
3+	3130	23	50	26	145	164	238	634	1075	581	194	217
Berkeley												
Total	29615	854	984	1139	3303	4410	6746	7828	3135	685	531	137
%		2.9	3.3	3.8	11.2	14.9	22.8	26.4	10.6	2.3	1.8	
SMSA	520793	25047	18749	18586	49268	65124	114098	143105	60353	12728	13735	140
%		4.8	3.6	3.6	9.5	12.5	21.9	27.5	11.6	2.4	2.6	
Med. Rms.	3.6	1.6	2.3	2.6	2.9	3.2	3.4	3.9	4.7	5.4	4.7	3.6

Source: 1970 Census

Year Built

A-21



TABLE 4  
OWNER OCCUPIED HOUSING

1970

	Total	<5000	5-7500	7500-10000	10000-12500	12500-15000	15000-20000	20000-25000	25000-35000	35000-50000	50000+	Median
ROOMS												
1 and 2	67	9	-	-	-	-	18	13	17	-	10	-
3	280	-	5	9	29	40	68	75	42	-	12	19200
4	1142	10	12	32	70	153	389	212	195	44	25	18800
5	3983	6	15	29	129	218	1332	1205	728	278	43	21100
6	3795	-	-	25	25	129	586	924	1296	659	151	26600
7	2137	-	-	-	22	27	148	323	726	687	204	32600
8+	2126	-	-	-	10	23	60	156	493	1141	843	43200
Median	5.9	-	-	-	4.8	5.0	5.1	5.5	6.1	7.1	7.5+	26500
1+ bedrooms												
None +1	631	-	-	-	21	18	231	111	178	57	15	22000
2	5262	-	-	-	283	420	1463	1646	963	385	102	21400
3	4940	-	-	-	41	167	670	976	1531	1225	330	29000
4+	3181	-	-	17	26	71	205	194	669	1162	837	40800
Berkeley	14130	25	32	95	285	590	2601	2908	3497	2809	1288	26500
%		.2	.2	.7	2.0	4.2	13.4	20.6	24.7	19.9	9.1	
SMSA	503051	598	1357	3121	8188	13487	73320	120288	160391	80671	41630	26900
%		.1	.3	.6	1.6	2.7	14.6	23.9	31.9	16.0	8.3	
Median Rms	5.7	4.3	4.2	4.4	4.6	4.8	5.0	5.4	5.9	6.7	7.5	26900

Source - 1970 Census



TABLE 5  
VACANCY ANALYSIS - BERKELEY & REGION

1970

	Berkeley	SMSA
For Sale	122	5148
%		
\$5000	-	.3%
\$5000-9999	-	.8%
10000-14999	8.8%	6.2%
15000-19999	38.7%	14.7%
20000-24999	8.0%	20.8%
25000-34999	23.4%	26.3%
35000-49999	15.3%	22.5%
50000 or more	5.8%	8.4%
Median	\$28,200	\$27,700
% Owner		
Occupied	.8%	.9%
For Rent	1070	25153
% > \$60	2.8%	10.1%
50-79	5.8%	12.5%
30-99	12.2%	11.8%
00-149	37.2%	31.5%
50-199	28.6%	20.6%
200 or more	13.4%	13.5%
Median	\$135.00	\$123.00
% Renter		
Occupied	36.5%	4.8%
Other	517	13114
Total	1709	43415
% all units	2.6%	3.8%
Source: 1970 Census		

% Distribution of Units by  
Structure Type Within Census Tracts

CENSUS TRACT	Single	2 Unit	3 or 4 Unit	5 or more and other		
1211	95.0	3.8	.6	.5		
12	97.8	1.1	.7	.3		
13	87.7	2.3	2.0	7.9		
14	91.2	5.9	1.5	1.4		
15	87.6	5.3	3.9	3.3		
16	75.4	10.1	7.2	7.3		
17	30.0	15.6	14.9	39.5		
18	72.8	7.1	10.6	9.5		
19	70.8	14.4	3.9	10.9		
20	36.1	16.7	9.5	37.7		
21	52.8	9.0	21.0	17.2		
22	47.8	12.1	15.9	24.2		
23	39.3	11.9	11.8	36.5		
24	10.5	7.8	11.4	70.4		
25	11.8	7.7	13.3	67.2		
26						
27	12.6	6.3	5.9	75.2		
28	4.1	1.0	4.1	89.4		
29	4.4	1.4	4.0	90.2		
30	42.2	11.8	14.9	31.1		
31	57.5	6.3	9.3	27.1		
32	41.3	12.7	15.1	31.0		
33	65.9	7.0	13.7	12.6		
34	46.2	14.7	17.3	21.8		
35	23.7	8.8	14.4	53.2		
36	19.1	11.5	14.2	55.2		
37	36.2	8.2	12.8	42.9		
38	69.7	7.9	9.6	12.8		
39	33.1	15.9	24.8	26.2		
40	39.5	14.6	20.9	25.1		
TOTAL	43.8	9.1	11.3	35.8		



TABLE 7  
DISTRIBUTION OF UNITS BY SIZE

1970  
NUMBER OF ROOMS

CENSUS TRACT	1	2	3	4	5	6	7	8	9 or more	Median	Total
4211	8	18	13	50	157	221	167	100	71	6.2	805
12	13	11	25	43	151	333	328	239	273	6.9	1416
13	12	43	90	126	494	565	246	111	63	5.7	1750
14	6	15	29	27	83	160	151	97	90	6.6	658
15	25	53	93	155	292	352	249	163	120	5.9	1502
16	35	98	142	235	287	294	219	140	174	5.6	1624
17	32	147	351	448	269	162	80	35	27	4.0	1551
18	7	50	113	142	283	226	90	26	12	5.1	949
19	10	82	281	455	528	250	84	19	15	4.6	1724
20	8	47	186	302	153	49	18	3	6	4.0	772
21	18	78	230	399	270	104	21	4	6	4.1	1130
22	17	198	434	301	356	156	47	15	6	3.9	1530
23	20	180	347	474	346	166	52	22	9	4.1	1616
24	162	439	760	454	148	60	33	19	11	3.1	2086
25	141	394	554	366	176	88	44	20	26	3.2	1809
26	-	-	-	-	-	-	-	-	-	-	3
27	74	172	297	223	49	29	22	13	22	3.2	901
28	233	248	214	127	26	10	5	2	3	2.3	868
29	967	969	981	393	78	27	10	13	11	2.3	3449
30	32	281	490	544	445	204	62	17	7	3.9	2082
31	136	211	466	467	477	159	48	12	7	3.9	1983
32	38	63	266	374	224	66	22	7	9	3.9	1069
33	13	88	207	322	498	216	66	14	4	4.7	1433
34	33	127	502	588	444	262	83	31	12	4.1	2082
35	77	248	577	552	230	130	66	27	12	3.6	1919
36	273	568	1119	906	371	219	108	80	47	3.4	3691
37	86	159	306	229	143	106	73	59	151	4.0	1347
38	30	60	123	150	164	181	185	183	292	6.4	1360
39	48	219	434	430	293	210	114	40	31	4.0	1819
40	51	159	506	727	583	271	76	33	17	4.2	2423
TOTAL	2608	5425	10136	10019	8018	5276	2774	1574	1534	4.1	47364

Cost of Housing - Median Rent,  
and Median Value by Census Tract

CENSUS TRACT	Owner - Occupied		Renter - Occupied	
	Median Value		Median Rent	
4211		\$39300		\$225
12		40000		222
13		27800		150
14		32800		165
15		37700		168
16		39800		161
17		27900		152
18		23400		142
19		21400		118
20		15400		72
21		16900		104
22		20400		113
23		21500		134
24		29000		143
25		41200		143
26				
27		46800		171
28		20000		125
29		27200		136
30		19900		126
31		18200		99
32		16100		101
33		18900		100
34		18800		105
35		23000		119
36		28900		151
37		44300		155
38		44100		146
39		22700		121
40		18300		93
TOTAL		26600		128



ASSISTED HOUSING

FHA LOW INTEREST LOAN PROGRAMS

CENSUS TRACT	Leased Housing	Univ. & USCA Apts	Senior	Family	Rehabilitation Programs	
4211						
12						
13	1					
14						
15						
16	4					
17	4					
18	9		46			
19	26					
20	11					
21	69					
22	41					
23	10					
24	12					
25						
26						
27		102				
28	4	130				
29	2		44			
30	43					
31	31		149			
32	143			48		
33	91				550 (FACE)	
34	201			36		
35	29		90 (under construction)			
36	5					
37	2					
38						
39	25					
40	253				40 (Model Cities)	
TOTAL	1096	232	330	84	590	

By Structure Type  
1971-1974

TABLE 10

CENSUS TRACT	Single Family		2 Unit		3 & 4 Unit		5 or More Unit		NET CHANGE
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	
4211	+10								+ 10
12	+ 6								+ 6
13	+ 1	-1		-2					- 2
14									
15	+ 9	-1							+ 8
16	+14	-5					+ 6		+ 15
17		-3	+ 4	-4	+13		+105		+115
18									
19	+1								+ 1
20		-16		-6		- 3			- 25
21	+1	-1							
22	+1		+2	-2	+ 7		+ 12		+ 20
23		-2	+8					- 14	- 8
24		-4			+ 3	-4	+ 38		+ 33
25		-1	+2	-2			+ 37		+ 36
26									
27	+1	-1					+102	- 11	+ 91
28		-2		-2			+138		+134
29						-3	+ 40	- 6	+ 31
30	+1	-2			+ 3			- 7	- 5
31		-2	+2						
32		-1	+2			-3			- 2
33		-2		-2					- 4
34		-3	+2				+ 97		+ 96
35	+1	-4		-2	+7	-4		-176	-178
36	+1	-7	+4	-6			+ 39		+ 31
37									
38									
39		-16		-26		-17	+ 6	-23	- 76
40		- 8	+2	-6			+ 13		+ 1
TOTAL	+47	-82	+28	-60	+23	-34	+633	-237	+328



1970 CENSUS  
OWNER-OCCUPIED HOUSING UNITS

## VALUE

Berkeley	Total Number	<\$5000	\$5000- 7499	7500- 9999	\$10000- 12499	12500- 14999	15000- 19999	20000- 24999	25000- 34999	35000- 49999	50000 or more	Median
Number Rms.												
1 or 2	67	9					18	13	17		10	
3	280		5	9	29	40	68	75	42		12	19200
4	1142	10	12	32	70	153	389	212	195	44	25	18800
5	3983	6	15	29	129	218	1332	1205	728	278	43	21100
6	3795			25	25	129	586	924	1296	659	151	26600
7	2137				22	27	148	323	726	687	204	32600
8 or more	2726				10	23	60	156	493	1141	843	43200
Total	14130	25	32	95	285	590	2601	2908	3497	2809	1288	
% all units	100.0	.2	.2	.7	2.0	4.2	18.4	20.6	24.7	19.9	9.1	
Median	5.9				4.8	5.0	5.1	5.5	6.1	7.1	7.5+	26500
% Built 1939 or earlier	74.2	100.0	53.1	84.2	84.2	78.3	75.5	78.7	77.8	68.1	60.1	
SMSA No.												
of Rooms												
1 or 2	2087	92	65	118	170	178	426	387	423	155	73	19900
3	7300	96	300	491	736	740	1712	1512	1214	374	125	18800
4	43022	139	462	1108	2911	4096	14354	11158	6828	1469	497	19500
5	161924	175	378	934	3000	5891	36888	54856	47423	10043	2336	23100
6	151388	56	110	363	981	1978	15886	39408	61321	24415	6870	27800
7	76997	34	16	70	297	426	2920	10130	30599	22620	9885	33000
8 or more	60333	6	26	37	93	178	1134	2837	12583	21595	21844	44200
Total	503051	598	1357	3121	8188	13487	73320	120288	160391	80671	41630	
% of all	100.0	.1	.3	.6	1.6	2.7	14.6	23.9	31.9	16.0	8.3	
Median	5.7	4.3	4.2	4.4	4.6	4.8	5.0	5.4	5.9	6.7	7.5	26900
% Built 1939 or earlier	27.4	55.7	68.1	67.1	65.4	54.0	38.6	25.3	22.0	20.2	26.9	

## 1970 Census

## RENTER-OCCUPIED HOUSING UNITS

Berkeley	Total Number	> \$60	\$60- 69	\$70 79	\$80 99	\$100- 119	\$120 149	\$150 \$199	\$200- 299	\$300- or more	No Cash	Median
Number of Rooms												
1	706	404	366	220	336	152	205	322	49	5	26	\$ 82
2	4857	195	169	268	1071	1103	1196	710	72	7	66	113
3	9539	160	177	315	1197	1680	2612	2788	439	30	131	133
4	7831	79	222	306	467	951	1900	2512	1228	92	74	149
5	3176	11	24	24	158	399	655	1020	670	115	100	163
6	1213		26	6	53	87	136	345	349	146	64	189
7	946				14	18	30	113	180	147	44	242
8 or more	372				7	20	12	18	148	143	26	277
Total	29615	854	984	1139	3303	4410	6746	7828	3135	685	531	
% of all Units	100.0	2.9	3.3	3.8	11.2	14.9	22.8	26.4	10.6	2.3	1.8	
Median	3.3	1.7	2.2	2.8	2.7	3.1	3.3	3.5	4.3	6.1	4.1	\$ 137
% Built 1939 or earlier	48.8	76.2	60.1	58.9	59.7	53.3	46.5	39.6	40.3	49.3	70.6	
SMSA												
Number of Rooms												
1	1111	3442	6582	3823	5588	3806	3887	2915	837	195	731	\$ 71
2	65566	3856	3458	4812	12326	12850	15767	9138	2080	272	1007	112
3	138174	3842	3545	4812	16313	22682	40170	36696	7190	882	2042	133
4	141812	2695	3410	3023	9173	15389	34676	51620	16856	2440	2530	151
5	84135	852	1428	1503	4304	7551	14173	29907	17944	2932	3534	166
6	34370	264	249	472	1208	2146	4263	10107	10794	2508	2359	187
7	10101	13	52	106	264	502	859	2223	3287	1947	848	216
8 or more	5224	83	25	30	92	198	303	899	1365	1545	684	247
Total	520793	25047	18749	18586	49268	65124	114098	143105	60353	12728	13735	
% of all Units	100.0	4.8	3.6	3.6	9.5	12.5	21.9	27.5	11.6	2.4	2.6	
Median	3.6	1.6	2.3	2.6	2.9	3.2	3.4	3.9	4.7	5.4	4.7	\$140
% Built 1939 or earlier	44.2	73.6	66.4	65.0	68.3	57.0	42.6	29.9	24.2	26.3	46.2	

## CHAPTER IV





January 1, 1974

Table #1  
A-31Inventory of Units

<b>CENSUS TRACT</b>	Single	2 + 3	4 - 9	10 +	TOTAL
<b>4211</b> R	783	22	-	-	805
<b>12</b> R	1376	40	-	-	1416
<b>13</b> R	1550	52	29	111	1742
<b>14</b> R	567	38	12	-	617
<b>15</b> R	1321	106	33	3	1463
<b>16</b> R	1213	221	84	93	1611
<b>17</b> R	479	344	400	183	1406
<b>18</b> R	673	167	136	70	1046
<b>19</b> W	1189	379	118	79	1765
<b>20</b> W	316	160	27	48	551
<b>21</b> W	608	202	261	118	1189
<b>22</b> W	753	238	322	219	1532
<b>23</b> R	630	316	371	302	1619
<b>24</b> R	193	229	640	1071	2133
<b>25</b> R	225	197	431	805	1658
<b>26</b> R	-	-	6	-	6
<b>27</b> C	127	105	75	613	920
<b>28</b> C	35	48	240	1090	1413
<b>29</b> C	155	53	219	975	1402
<b>30</b> C	828	409	499	313	2049
<b>31</b> W	1059	282	356	135	1832
<b>32</b> W	418	265	340	103	1126
<b>33</b> S	987	222	290	67	1566
<b>34</b> S	913	436	386	330	2065
<b>35</b> R	438	286	315	236	1275
<b>36</b> R	693	510	804	1690	3697
<b>37</b> R	481	220	330	318	1349
<b>38</b> R	979	120	161	63	1323
<b>39</b> R	632	409	466	216	1723
<b>40</b> S	998	566	707	94	2365
<b>TOTAL</b>	20,619	6,642	8,058	9,345	44,664

Percent Distribution of Structures By Age

By Structure Type

<u>Year Built</u>	Age (years)	<u>Structure Type</u>			
		<u>1F</u>	<u>2-3F</u>	<u>4-9F</u>	<u>10+F</u>
Before 1910	63 +	18.2	41.5	19.5	6.9
1910 - 1919	54 - 63	17.2	12.7	10.3	3.4
1920 - 1929	44 - 53	38.1	16.2	20.3	25.3
1930 - 1939	34 - 43	8.6	3.0	1.9	1.1
1940 - 1949	24 - 33	10.2	13.4	11.1	1.1
1950 - 1959	14 - 23	6.0	5.7	15.3	24.1
1960 - 1969	4 - 13	1.8	7.5	21.5	34.5
1970 +	0 - 3	0.1	0.0	0.0	3.4

Source: Berkeley Planning Department



Table #3

A-33

## DISTRIBUTION OF UNITS BY CONDITION

	Sound	Substandard- Suitable Rehab	Substandard- Unsuitable	Total
Single Family:	10,932	9,523	164	20,619
Owner Occupied	7,641	6,657	115	14,413
Renter Occupied	3,138	2,733	47	5,918
Vacant	153	133	2	288
2 & 3 Unit Structure	4,894	1,705	43	6,642
Owner Occupied	1,057	368	9	1,434
Renter Occupied	3,705	1,291	33	5,029
Vacant	132	46	1	179
4 - 9 Unit Structures	4,785	3,062	211	8,058
Renter Occupied	4,608	2,949	203	7,760
Vacant	177	113	8	298
10+ Unit Structure	7,343	1,893	109	9,345
Renter Occupied	7,079	1,825	105	9,009
Vacant	264	68	4	336
Total	27,954	16,183	527	44,664
Owner Occupied	8,628	7,025	124	15,847
Renter Occupied	18,530	8,798	388	27,716
Vacant	726	360	15	1,101

Total - Substandard Units Suitable for RehabilitationBy Structure Type

CENSUS TRACT	Single	2 + 3	4 - 9	10 +	TOTAL
<b>4211</b>	272	2	-	-	274
<b>12</b>	290	7	-	-	297
<b>13</b>	388	17	1	4	410
<b>14</b>	141	-	-	-	141
<b>15</b>	553	71	2	3	629
<b>16</b>	378	31	17	47	473
<b>17</b>	166	10	5	5	186
<b>18</b>	285	37	68	2	392
<b>19</b>	642	38	59	2	741
<b>20</b>	281	80	27	1	389
<b>21</b>	339	18	196	59	612
<b>22</b>	398	95	161	2	656
<b>23</b>	402	29	159	5	595
<b>24</b>	103	120	188	60	471
<b>25</b>	28	2	20	40	90
<b>26</b>	-	-	-	-	-
<b>27</b>	51	-	25	25	101
<b>28</b>	17	-	30	709	756
<b>29</b>	77	26	59	368	530
<b>30</b>	575	20	250	313	1158
<b>31</b>	468	11	102	2	583
<b>32</b>	297	102	195	3	597
<b>33</b>	345	7	109	2	463
<b>34</b>	603	145	180	20	948
<b>35</b>	346	143	135	20	644
<b>36</b>	260	154	238	131	783
<b>37</b>	251	110	110	20	491
<b>38</b>	326	20	115	2	463
<b>39</b>	463	180	329	28	1000
<b>40</b>	778	230	282	20	1310
<b>TOTAL</b>	9,523	1,705	3,062	1,893	16,183

Substandard Units \*  
Suitable for Rehabilitation

CENSUS TRACY	Single	2 + 3 Unit	4 - 9 Unit	10 + Unit	TOTAL
<b>4211</b>	272	-	-	-	272
<b>12</b>	290	-	-	-	290
<b>13</b>	388	17	-	-	405
<b>14</b>	141	-	-	-	141
<b>15</b>	553	71	-	3	627
<b>16</b>	378	31	17	47	473
<b>17</b>	166	-	-	-	166
<b>18</b>	285	37	68	-	390
<b>19</b>	642	38	59	-	739
<b>20</b>	281	80	27	-	388
<b>21</b>	339	18	196	59	612
<b>22</b>	398	95	161	-	654
<b>23</b>	402	29	159	-	590
<b>24</b>	103	120	188	-	411
<b>25</b>	28	-	-	-	65
<b>26</b>	-	-	-	-	-
<b>27</b>	51	-	25	-	76
<b>28</b>	17	-	30	709	756
<b>29 *</b>	77	26	37	-	438
<b>30</b>	575	20	250	313	1158
<b>31</b>	468	-	102	-	570
<b>32</b>	297	102	195	-	594
<b>33</b>	345	-	109	-	454
<b>34</b>	603	145	180	-	928
<b>35</b>	346	143	135	-	624
<b>36</b>	260	154	238	-	652
<b>37</b>	251	110	110	-	471
<b>38</b>	326	20	115	-	461
<b>39</b>	463	180	329	108	1080
<b>40</b>	778	230	282	-	1290
* Based on cost of repairs and assessed value					
<b>TOTAL</b>	9,523	1,666	3,012	1,239	15,772



Lacking Some Plumbing Facilities

CENSUS TRACT	Single	2 + 3	4 - 9	10 +	TOTAL
4211	2	2	-	-	4
12	4	7	-	-	11
13	-	1	1	4	6
14	2	-	-	-	2
15	1	1	2	1	5
16	-	4	2	2	8
17	2	10	5	5	22
18	-	1	2	2	5
19	1	2	1	2	6
20	3	10	4	1	18
21	2	6	5	2	15
22	2	3	4	2	11
23	-	-	4	5	9
24	2	3	10	60	75
25	3	2	20	40	65
26	-	-	-	-	-
27	1	-	3	25	29
28	-	-	20	142	162
29	4	7	59	368	438
30	3	2	4	14	23
31	3	11	2	2	18
32	4	14	10	3	31
33	3	7	6	2	18
34	1	6	15	20	42
35	7	21	20	20	68
36	10	25	25	121	191
37	2	4	21	20	47
38	-	4	6	2	12
39	-	7	20	28	55
40	4	13	30	20	67
TOTAL	66	173	301	923	1,463

Units Not Suitable for Rehabilitation

CENSUS TRACY	Single	2 + 3	4 - 9	10 +	TOTAL
4211					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21	22				22
22					
23	51				51
24	11				11
25					
26					
27					
28				109	109
29					
30			35		35
31		28	51		79
32			24		24
33					
34					
35					
36	17	15	30		62
37	42				42
38					
39	21				21
40			71		71
TOTAL	164	43	211	109	527





## CHAPTER V



TABLE 38  
ANNUAL GOAL - HOUSING ASSISTANCE PLAN

PROJECT TITLE

1. Housing Act - Title II Section 8  
Rent Subsidies  
     Existing Housing  
     Rehabilitated Housing  
     New Construction

TOTAL	ASSISTED UNITS		
	ELDERLY	LARGE	OTHER
200	60	40	100
50	10		40
55	15	12	28

2. Local Assistance - Pilot Rehab.  
(Municipal Loan Prog.)

Rehabilitated Housing

TOTAL	ASSISTED UNITS	
	LOANS & T.A.*	T.A. ONLY
80	27	53

3. Community Development Block Grant  
Rehabilitated Housing by Program

Neighborhood Rehab. Inspection  
 Physically Disabled & Senior  
 Emergency Repair

TOTAL	ASSISTED UNITS	
	LOANS & T.A.*	T.A. ONLY
150	50	100
20	20	-
120	40	80

RECAP

TOTAL ASSISTANCE UNDER SECTION 8

305

TOTAL LOCAL ASSISTANCE

80

TOTAL C.D. BLOCK GRANT ASSISTANCE

290

TOTAL ASSISTED UNITS

675

\*Technical Assistance



## CHAPTER VI





TABLE 39  
GENERAL LOCATIONS OF ASSISTED HOUSING  
FOR LOWER INCOME PERSONS

	TOTAL	Area of Berkeley				
		North	West	Central	South	Southeast
1. <u>Housing Act - Title II, Section 8</u>						
Rent Subsidies						
Existing Housing	200	100	30	30	20	20
Rehabilitated Housing	50			25		25
2. Local - Pilot Rehabilitation						
Rehabilitated Housing	80		50		30	
3. <u>Community Development Block Grant</u>						
Rehabilitated Housing by Program						
Neigh. Rehab. Insp.	150		20	55	20	55
Physically Disabled & Senior Citizens	20				20	
Emergency Repairs	120		50	10	40	20
Total Community Develop- ment	290		70	65	80	75
Total Assistance to Existing Housing	200	100	30	30	20	20
Total Assistance to Rehabilitated Housing	420		170	65	110	75
TOTAL ASSISTED	620	100	200	95	130	95



APPENDIX B

MAPS



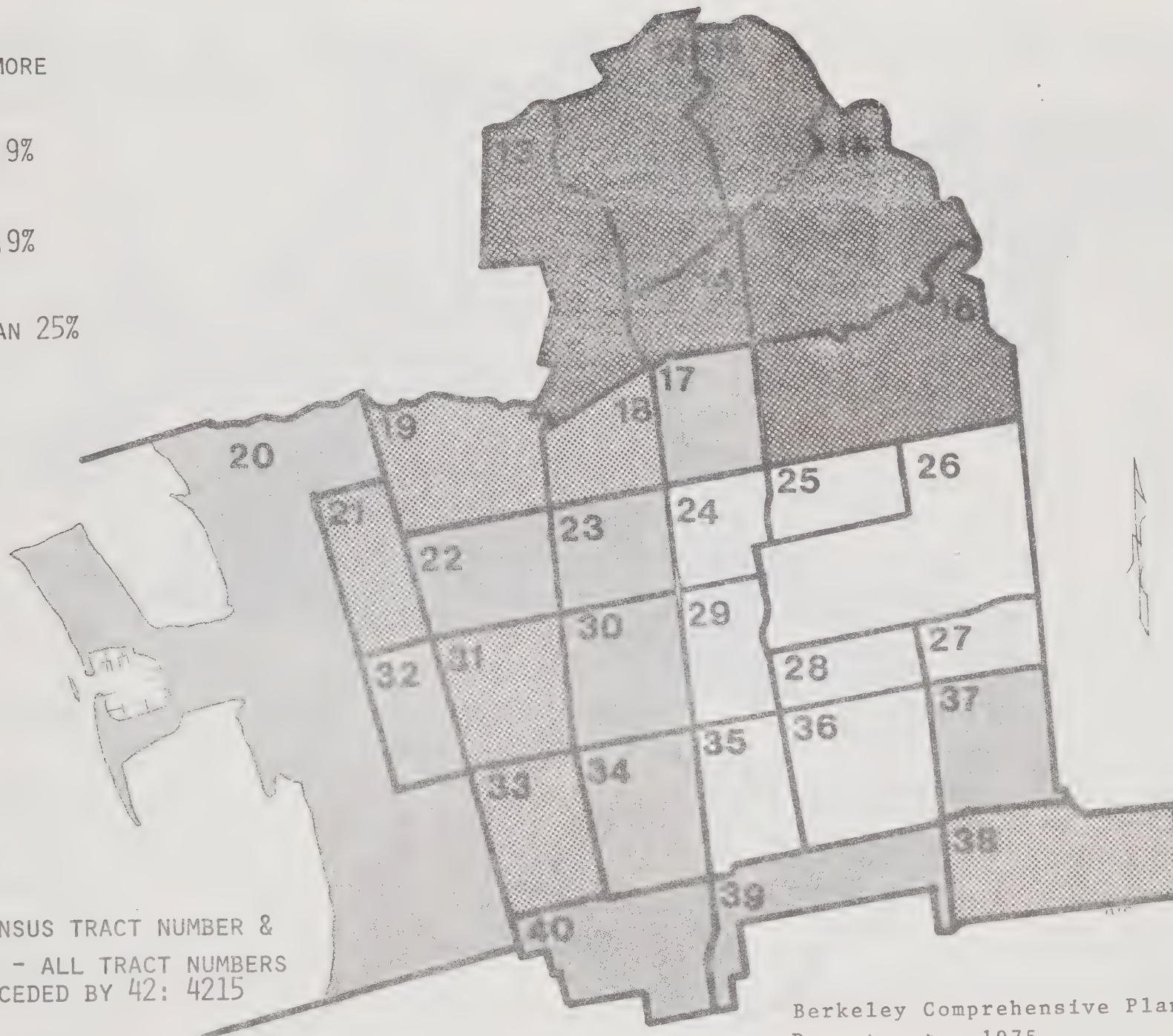
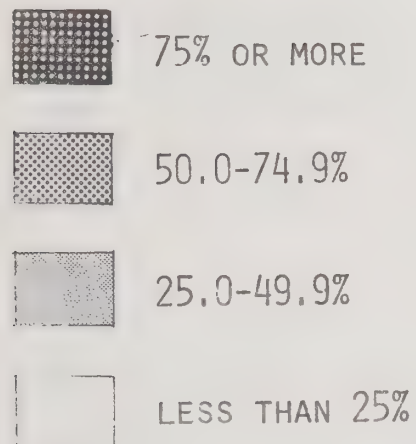


### CHAPTER III



# % OF ALL UNITS IN STRUCTURES HAVING 1 UNIT

MAP 1

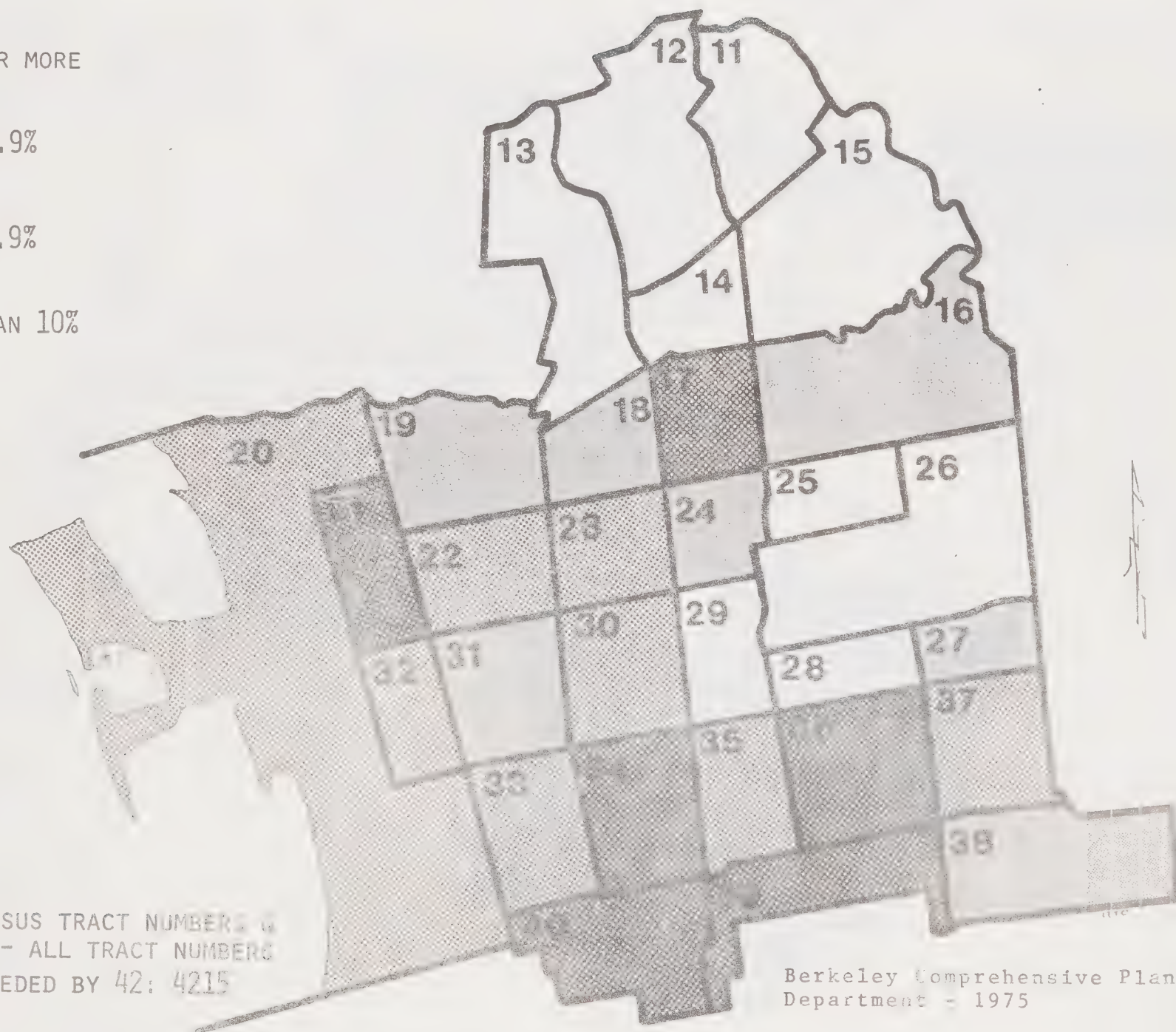
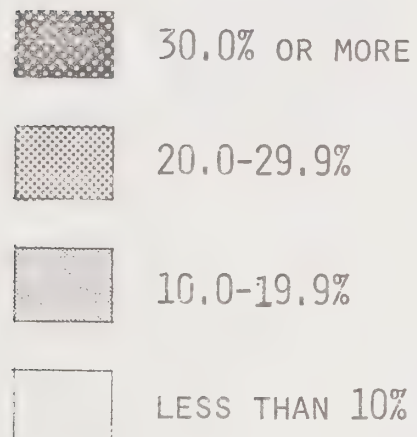


**15** 1970 CENSUS TRACT NUMBER &  
BOUNDARY - ALL TRACT NUMBERS  
ARE PRECEDED BY 42: 4215

Berkeley Comprehensive Planning  
Department - 1975

# % OF ALL UNITS IN STRUCTURES HAVING 2 - 4 UNITS

MAP 2



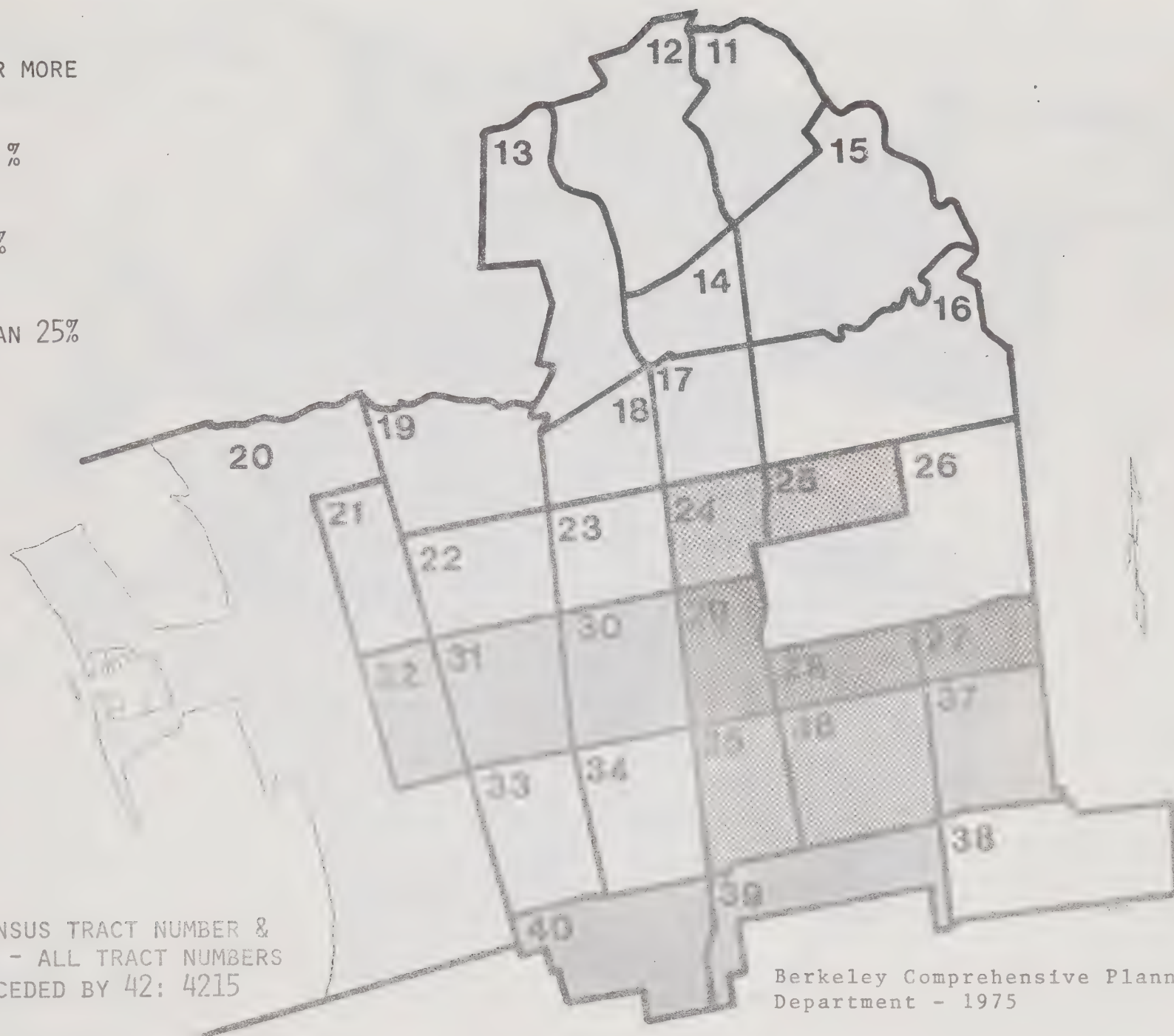
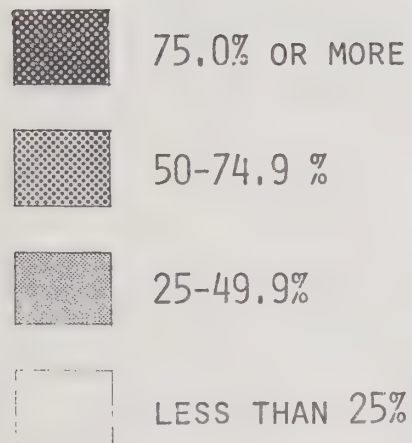
15 1970 CENSUS TRACT NUMBERS & BOUNDARY - ALL TRACT NUMBERS ARE PRECEDED BY 42: 4215

Berkeley Comprehensive Planning Department - 1975



# % OF ALL UNITS IN STRUCTURES HAVING 5 OR MORE UNITS

MAP 3



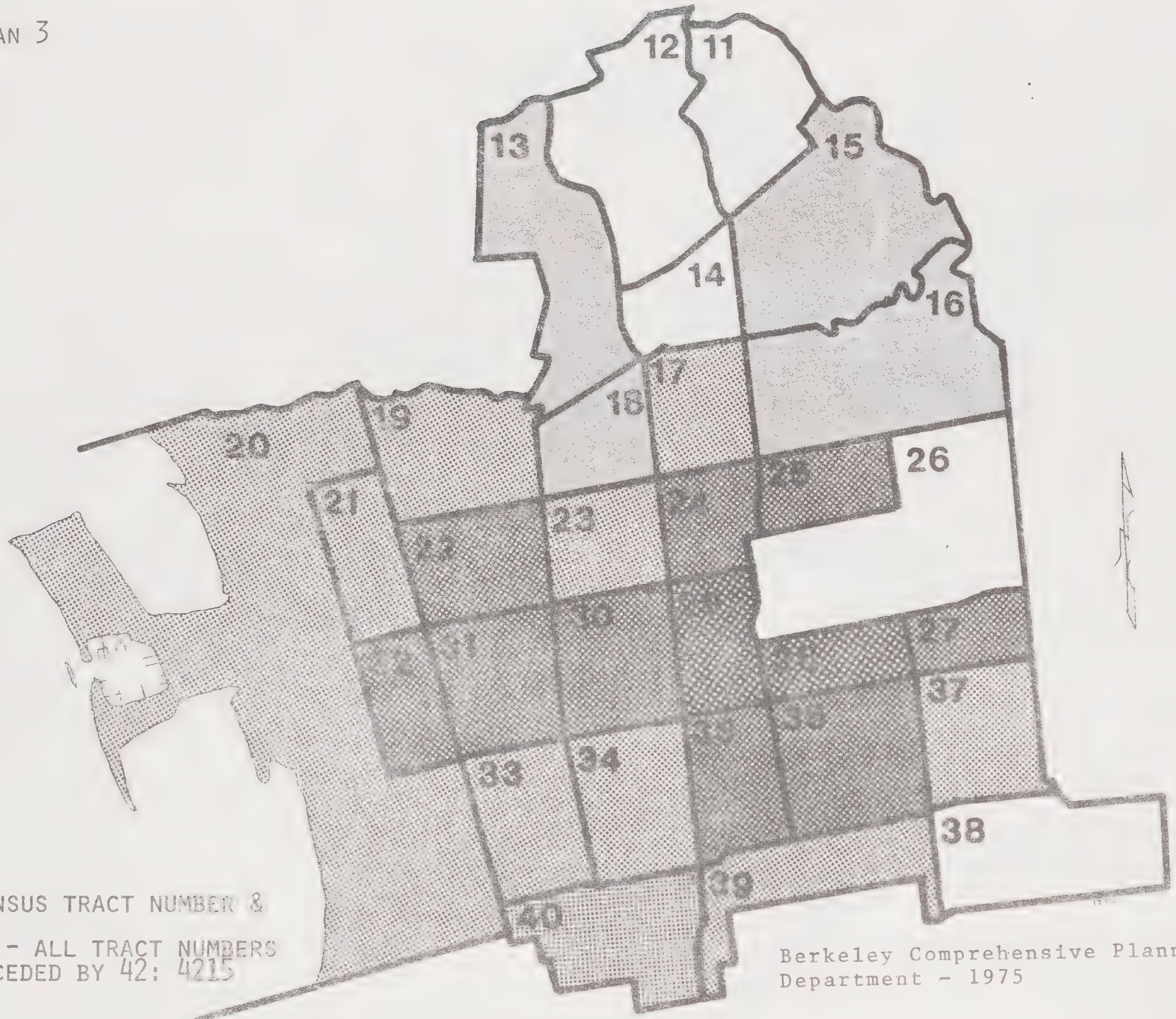
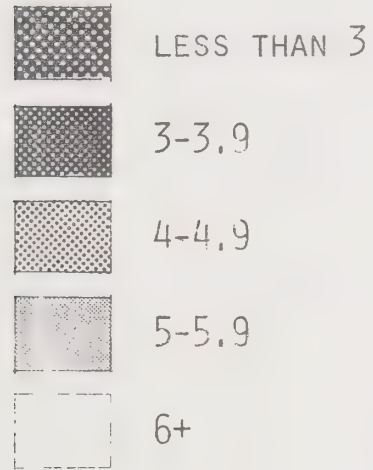
**15**

1970 CENSUS TRACT NUMBER &  
BOUNDARY - ALL TRACT NUMBERS  
ARE PRECEDED BY 42: 4215

Berkeley Comprehensive Planning  
Department - 1975

# MEDIAN NUMBER OF ROOMS

MAP 4



15

1970 CENSUS TRACT NUMBER &

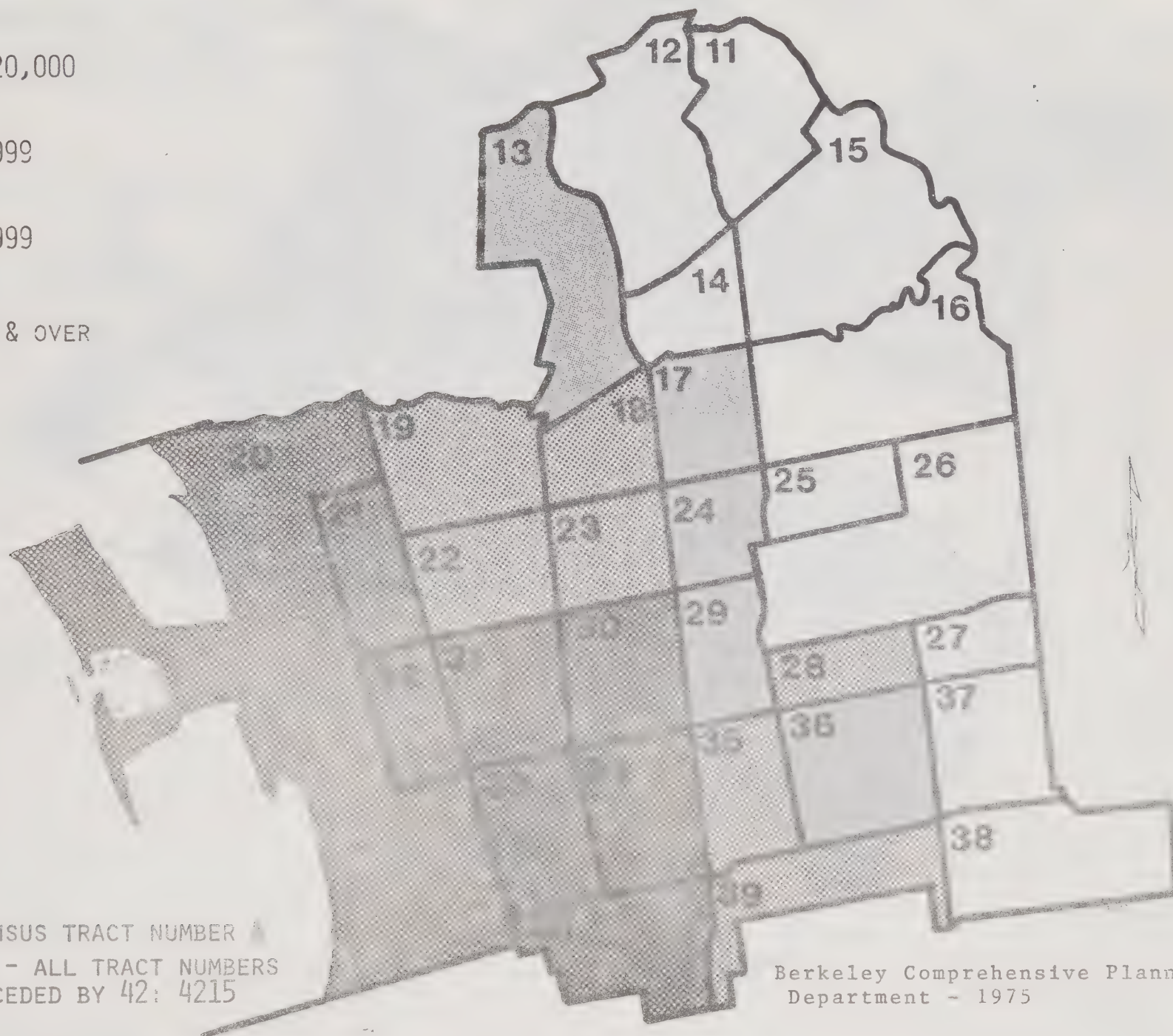
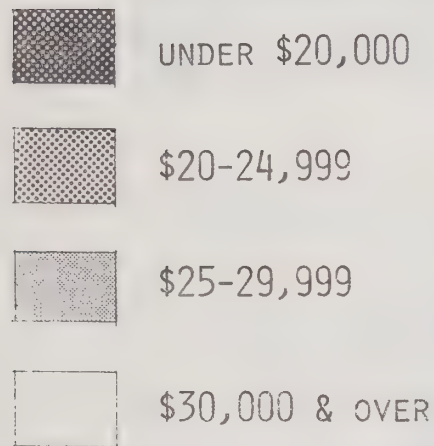
BOUNDARY - ALL TRACT NUMBERS  
ARE PRECEDED BY 42: 4215

Berkeley Comprehensive Planning  
Department - 1975



# MEDIAN VALUE OF OWNER-OCCUPIED SINGLE FAMILY HOUSES - 1970 CENSUS

MAP 5



15

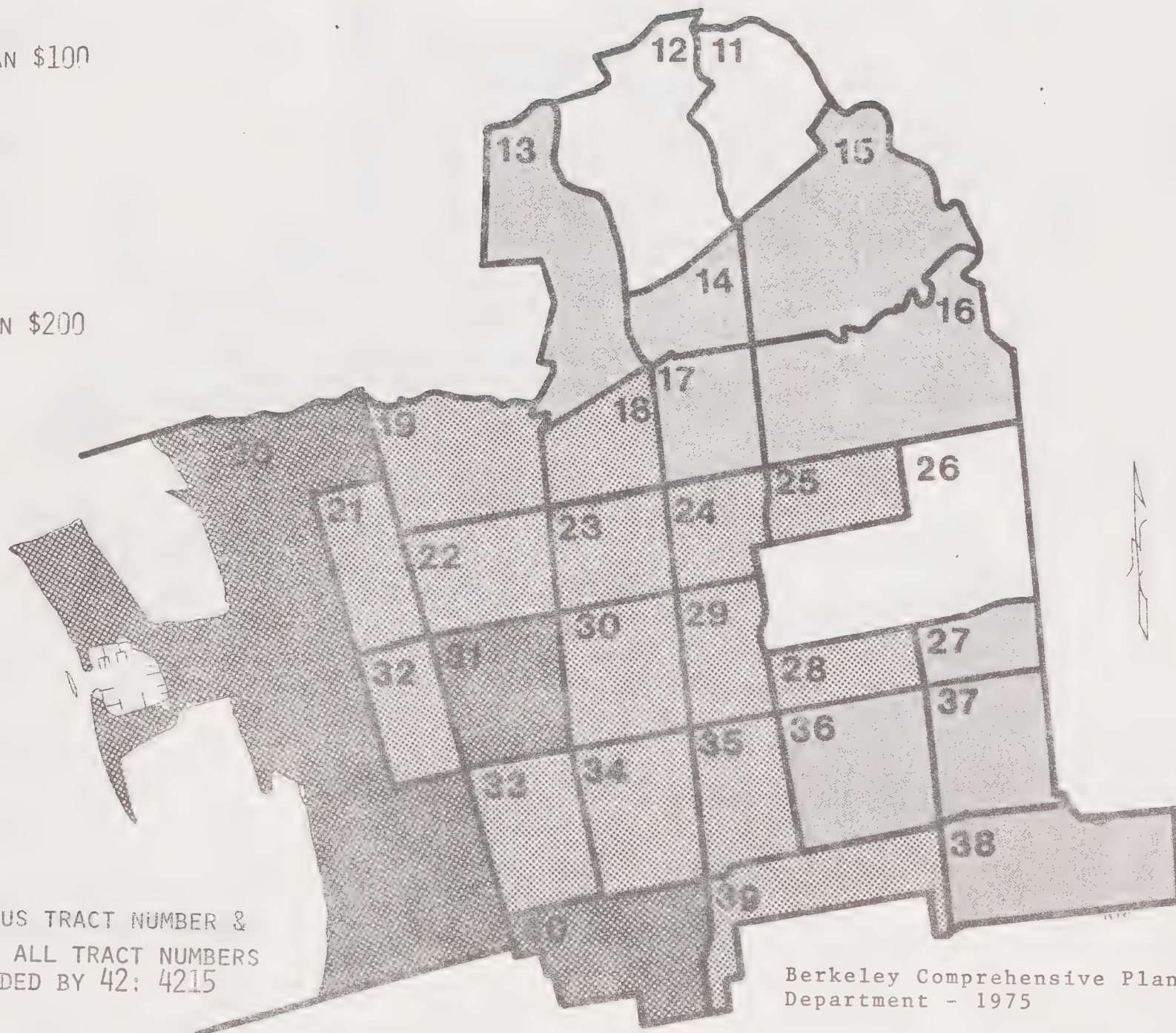
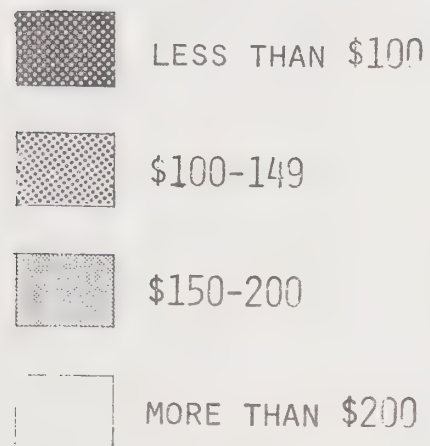
1970 CENSUS TRACT NUMBER  
BOUNDARY - ALL TRACT NUMBERS  
ARE PRECEDED BY 42: 4215

Berkeley Comprehensive Planning  
Department - 1975



# MEDIAN RENT - 1970 CENSUS

MAP 6



**15** 1970 CENSUS TRACT NUMBER &  
BOUNDARY - ALL TRACT NUMBERS  
ARE PRECEDED BY 42: 4215

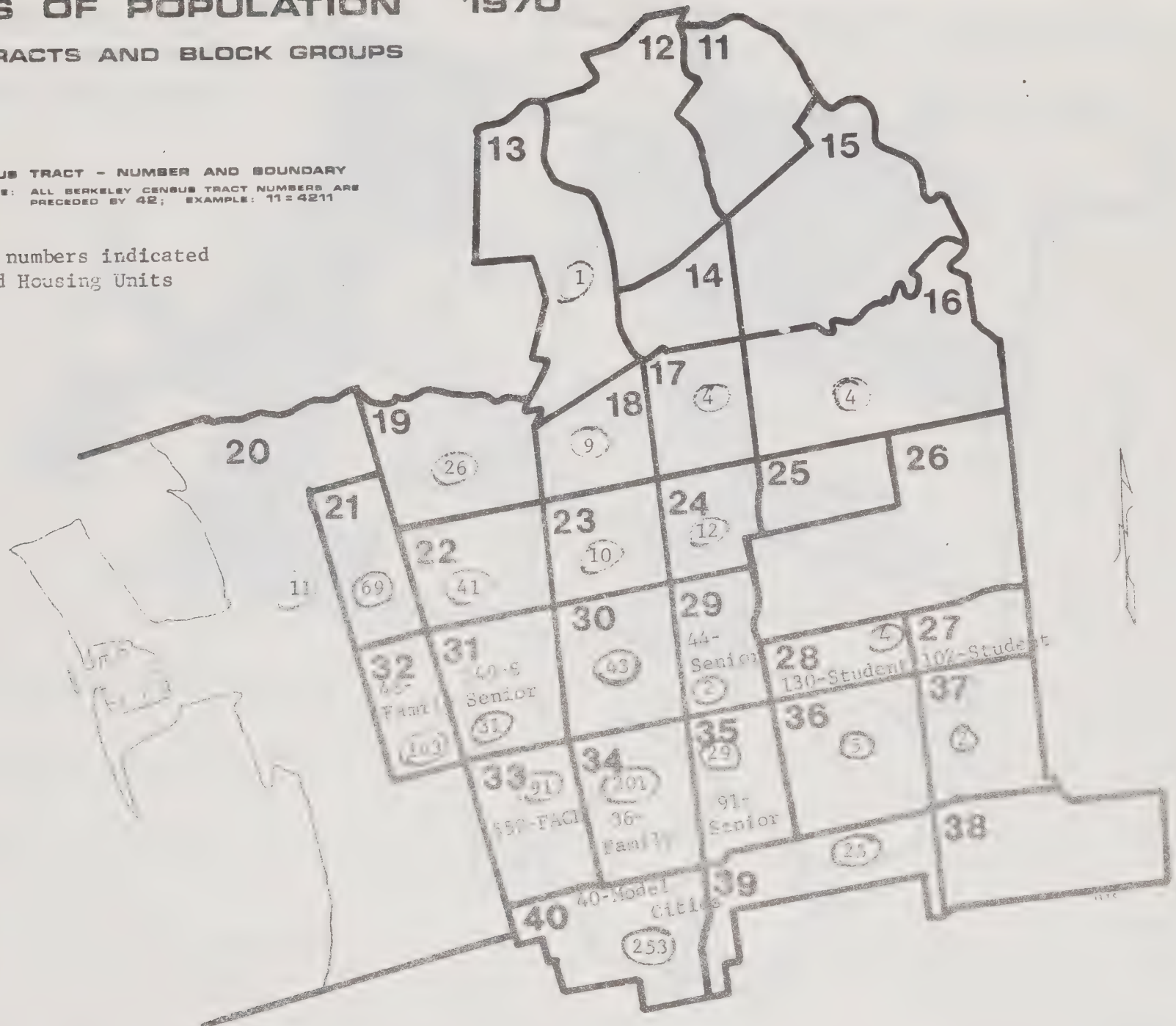
Berkeley Comprehensive Planning  
Department - 1975

# CENSUS OF POPULATION 1970

## CENSUS TRACTS AND BLOCK GROUPS

**11** CENSUS TRACT - NUMBER AND BOUNDARY  
 NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE  
 PRECEDED BY 42; EXAMPLE: 11 = 4211

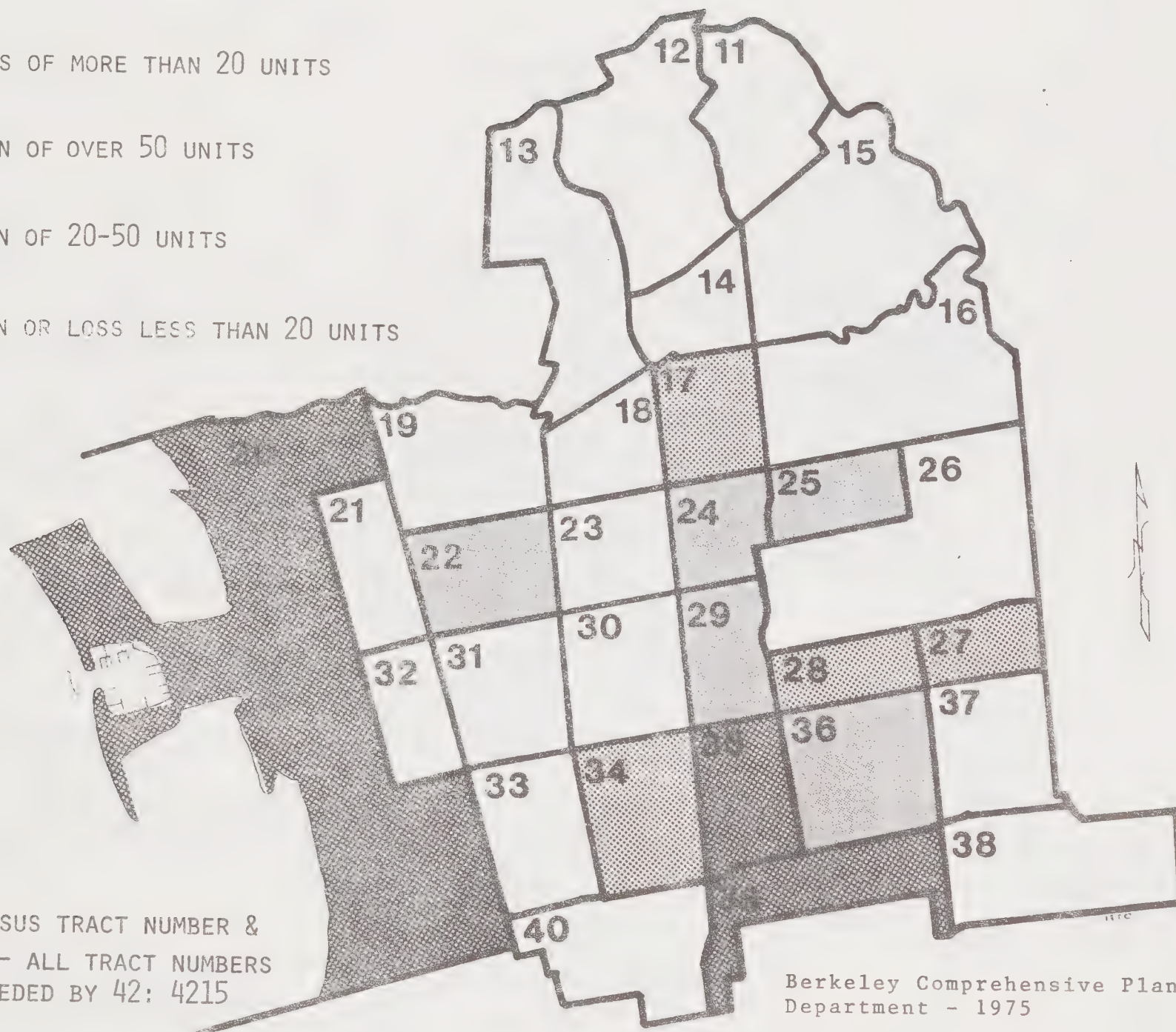
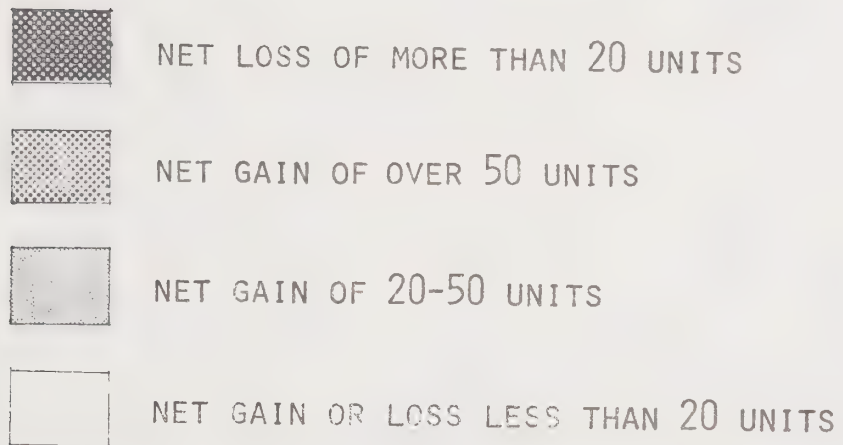
Circles numbers indicated  
 Leased Housing Units





# NET HOUSING GAINED AND LOST SINCE 1970

MAP 8



15 1970 CENSUS TRACT NUMBER & BOUNDARY - ALL TRACT NUMBERS ARE PRECEDED BY 42: 4215

Berkeley Comprehensive Planning Department - 1975





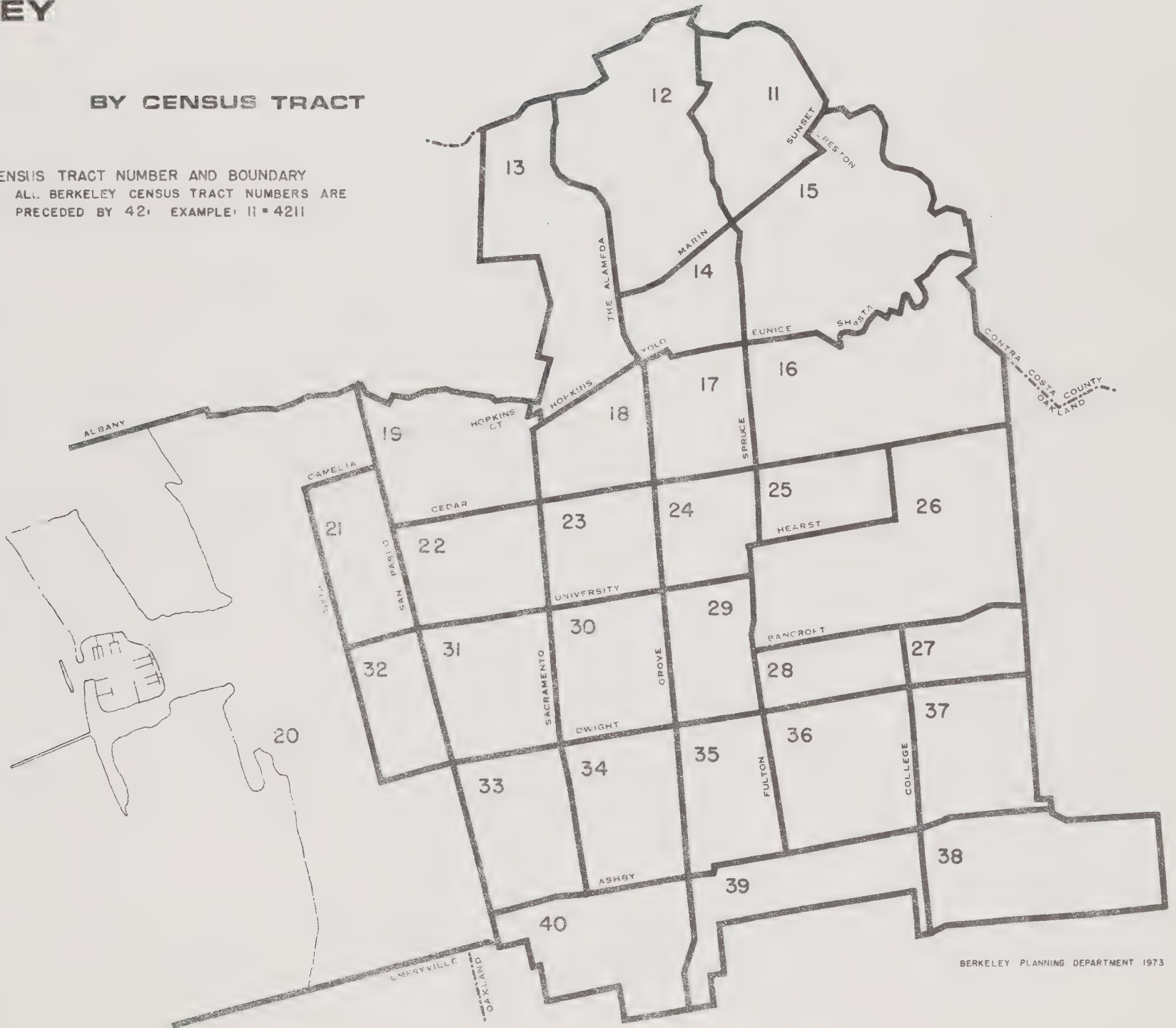


# BERKELEY

## BY CENSUS TRACT

**11**

1970 CENSUS TRACT NUMBER AND BOUNDARY  
NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE  
PRECEDED BY 42; EXAMPLE: 11 = 4211





## CHAPTER VI





# ASSISTED UNITS - EXISTING HOUSING

Map 1

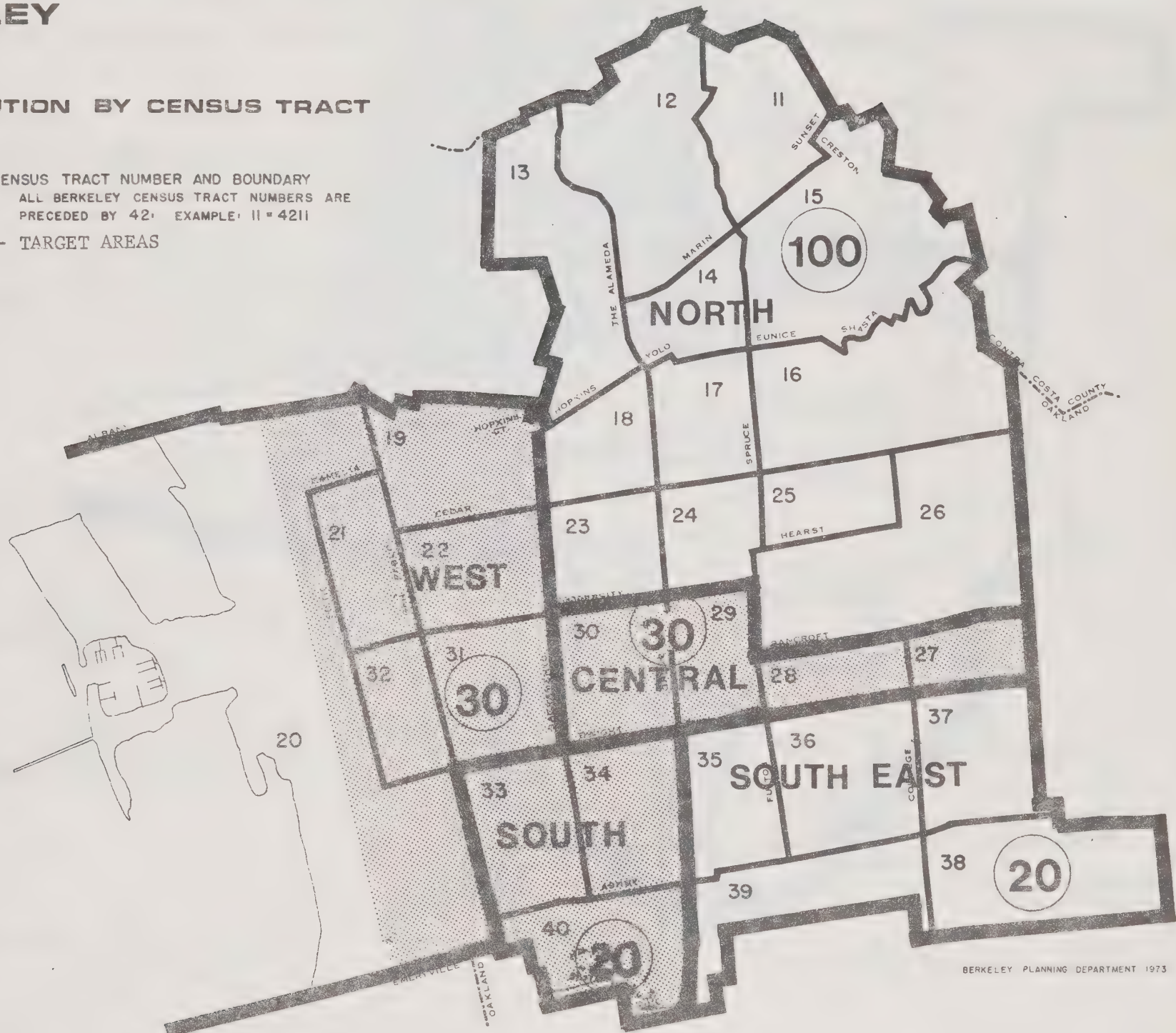
## BERKELEY

### DISTRIBUTION BY CENSUS TRACT

11

1970 CENSUS TRACT NUMBER AND BOUNDARY  
NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE  
PRECEDED BY 42: EXAMPLE: 11 = 4211

SHADED AREA -- TARGET AREAS



B-10

# BERKELEY

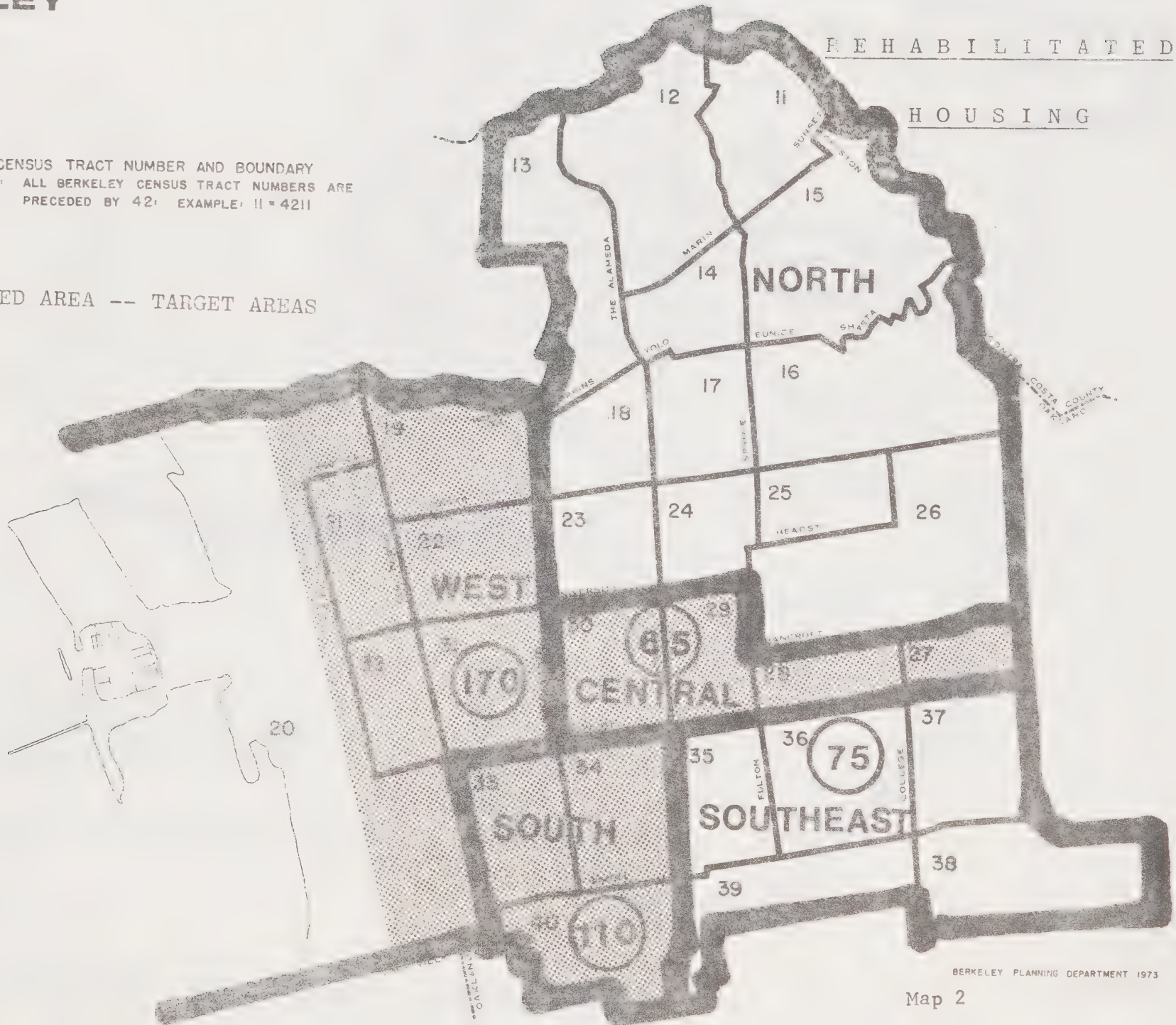
ASSISTED UNITS

REHABILITATED

HOUSING

11 1970 CENSUS TRACT NUMBER AND BOUNDARY  
NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE  
PRECEDED BY 42: EXAMPLE: 11 = 4211

SHADED AREA -- TARGET AREAS



BERKELEY PLANNING DEPARTMENT 1973

Map 2



# CENSUS OF POPULATION 1970

## CENSUS TRACTS AND BLOCK GROUPS

ASSISTED UNITS

NEW CONSTRUCTION

**11** CENSUS TRACT - NUMBER AND BOUNDARY  
NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE  
PRECEDED BY 42; EXAMPLE: 11-4211

ASSISTED UNITS

